28 MAR 2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

ARUN G. DESHMUKH
Regn. No. 11252
Mumbai
MAHARASHTRA
NOTARY GOVT. OF INDIA

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 28 MAR 2024 2023

93AA 705339

जोडपत्र - २/Annexure-II

Nature of document/ Article No.	4
Whether it is to be Registered	-
If Registrable Name of S.R.O	-
Property Description in brief	-
Consideration Amount	-
Stamp Purchaser's Name	Kailesh D. Jain
Name of the other Party	-
If through other person then Name & Address	Self Badlapur
Stamp Duty Amount	100/- (2)
Serial No. /Date	2425 28 MAR 2024
Stamp Purchaser's sign/Date	28 MAR 2024

उपकोषागार कार्यालय उल्हासनगर

13 MAR 2024

लिपिक
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

RAVINDRA W. JADHAV
STAMP VENDOR
Gurukrupa Opp Forest Office,
Station Pada, Kulgaon, Badlapur
Lic. No. 1212013

NOTARY
ARUN G.
DESHMUKH
MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. Dt. 08/05/2025
GOVT. OF INDIA

FORM -'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of **ANANT CO-OP HSG SOC. LTD** AND Authorized Signatory **CHAIRMAN MR. NITIN VASANT JOSHI , SECRETARY MR. PRABHAKAR PURUSHOTTAM DEVALIKAR AND TREASURER MR.BALAJI MALHARI MALI.** Pramoter (Land Owner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **29/03/2024**;

I, **CHAIRMAN MR. NITIN VASANT JOSHI , SECRETARY MR. PRABHAKAR PURUSHOTTAM DEVALIKAR AND TREASURER MR.BALAJI MALHARI MALI.** AND Authorized Signatory **of ANANT CO-OP HSG SOC. LTD** Promoter of the proposed project / duly authorized of the 'OM ANANT PALACE proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / DIRECTOR have a legal title Report to the land on which the development of the project is proposed
   OR
2. OM ANANT PALACE have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.That the said land Development agreement registration no.**UHN2/8321/2023 Dated 14/06/2023** and land owner name is **MRS. SUMAN SHAMRAO JAGTAP, MR.JAYWANT GOVIND SHINDE, MR. SACHIN LAXMAN TILAK , MRS. MADHURI MUKUND GOKHALE, MR. SACHIN GANPAT MANDAVKAR, MRS. NALINI RAMESH OAK, MR. BALAJI MALHARI MALI, MR. PRABHAKAR PURUSHOTTAM DEVALIKAR, MR. ATUL MADHUKAR DHARMADHIKARI, MR. SHRIKANT PRABHAKAR DEVELIKAR, MR. NITIN VASANT JOSHI , MRS. GEETA NIRMAL DATTA, MR. SURESH NARAYAN BHAGWAT, MR. DIPAK ASHOK KANADE, MR. VINAY VASANT JOSHI & Developed By M/s YOGESHWAR DEVELOPERS PARTNER MR. GANESH YASHWANT BHOSALE .**

3. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/Promoter is **31/03/2029**.

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

NOTARY ARUN G. DESHMUKH MUMBAI

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

For Anant Co. Hsg. Soc. Ltd.

President / Secretary / Treasurer

ATTESTED BY ME

ARUN G. DESHMUKH
REGD No. 11252
B.Com., LL.B.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Add:- Shop No. 5, Saishraddha Apartment,
No. 32, Hissa 7, Katrap, Badlapur (E) Thane

3 APR 2024

NOTARY
ARUN G.
DESHMUKH
MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. Dt. 08/05/2025
GOVT. OF INDIA

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified By me at Badlapur on this day of FRIDAY, 29/03/2024.

Deponent

For Anant Co op. Hsg. Soc. Ltd

President / Secretary / Treasurer