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महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 78AA 904175

NOTARY S.M.H.ZAIDI Mumbai & Thane Dist. Reg. No. 3640 My Commission Expires 25 Sept. 2026 NOTARIAL GOVT. OF INDIA

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी
कल्याण

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.Anand Dattatray Jadhav**, Co-Promoter of the proposed Project – **SAI MAULI PHASE-II (Building No. 2)** on land plot bearing **Survey No.190 / 12(P)** of Village – Titwala, Taluka – Kalyan, District – Thane, **(Maharashtra) PIN – 421605.**

2 8 MAR 2024

I, **Mr.Bhavesh Jayantilal Patel** duly authorized power of attorney holder of **Mr.Anand Dattatray Jadhav**, Co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY S.M.H.ZAIDI Mumbai & Thane Dist. Reg. No. 3640 My Commission Expires 25 Sept. 2026 GOVT. OF INDIA

Bhavesh

Mr. Bhavesh Jayantilal Patel
(Deponent)

Sr. No. 282 Pg No. 19
Regd. No. 24 Date

NOTARY S.M.H.ZAIDI Mumbai & Thane Dist. Reg. No. 3640 My Commission Expires 25 Sept. 2026 GOVT. OF INDIA

NOTARY
Government of India
Mumbai & Thane Dist

- 3 APR 2024

2 APR 2024

फक्त प्रतिज्ञापत्रासाठी 16268

१. मुद्रांक विक्री नोंदवही अनु क्रमांक
दिनांक

२. मुद्रांक विकत घेणा-याचे नांव
पत्ता व सही

For Sai Ganesh Enterprises

Partner

३. परवानाधारक मुद्रांक विक्रेत्याची खाली नांव व परवाना क्रमांक तसेच मुद्रांक विक्रेत्याचे नांव

लक्ष्मण म. भानुशाली
गाळा नं.०५, छत्तुर भवन,
गुप्ते रोड, डोंबिवली (प)
परवाना क्रमांक : १२०६०३२

28 MAR 2024

ज्या कामासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ महीण्यात वापरणे बंधनकारक आहे.

28 MAR 2024

NOTA
GOVT. O

1. That, I, Co-promoter, have a legal title Report of the land on which the development of the project is being 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

2. That the project land is free from all encumbrances.

3. That, the time period within which the project shall be completed by us is 31/12/2026.

4. That seventy percent of the amounts to be realized hereinafter by the 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 bank account shall be withdrawn in accordance with Rule 5.

6. That I shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

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

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on ____ of _____ 2024

Mr. Bhavesh Jayantilal Patel
(Deponent)

BEFORE ME

S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist

- 3 APR 2024

NOTARY S.M.H.ZAIDI Mumbai & Thane Dist. Reg. No. 3640 My Commission Expires 25 Sept. 2026 GOVT. OF INDIA

Sr. No. 282 Pg No. 19
Regd. No. 24 Date _____

- 3 APR 2024