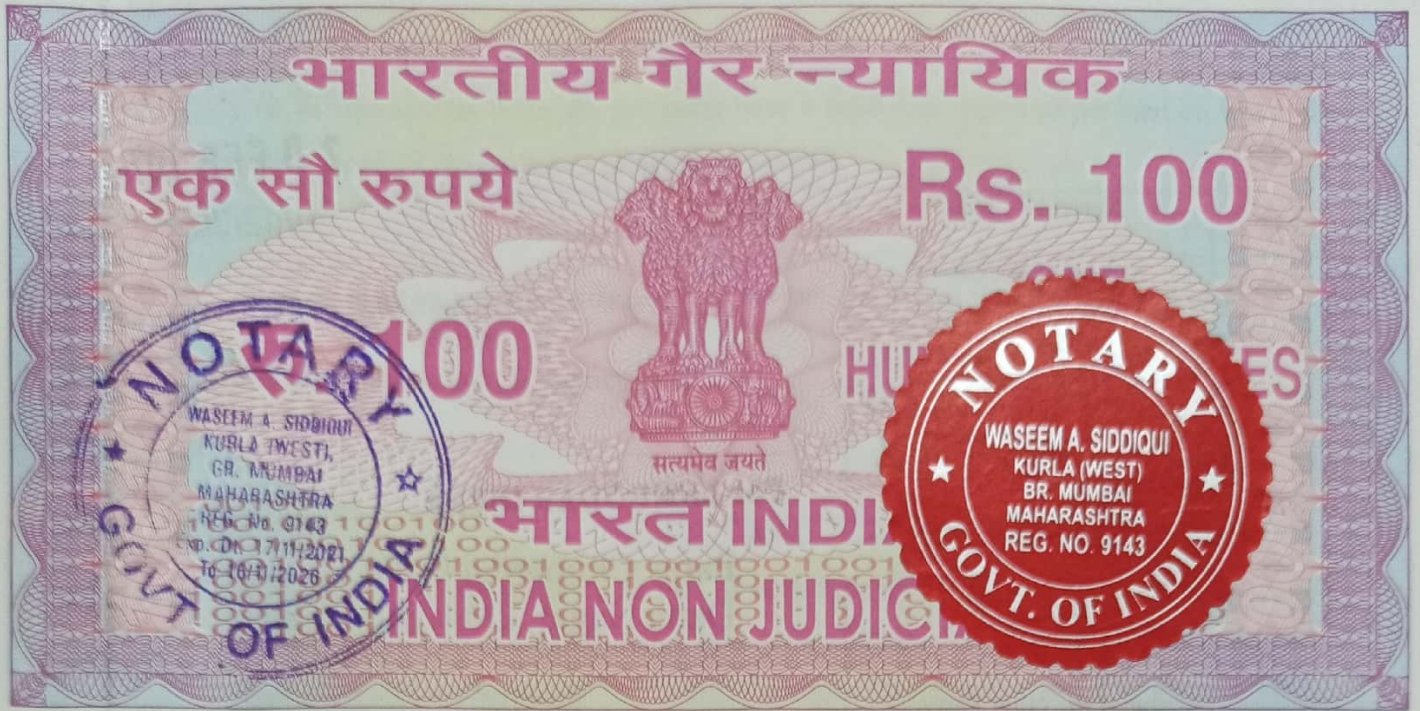
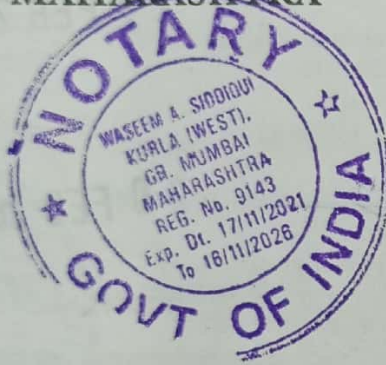




महाराष्ट्र MAHARASHTRA

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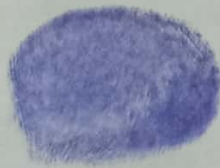
FORM 'B'

Affidavit cum Declaration

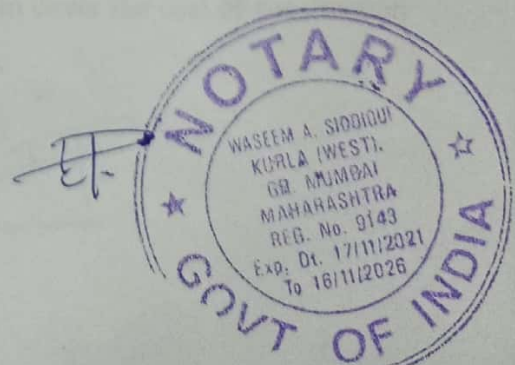
उप क्रियाकार अधिकारी
कल्याण

Affidavit cum Declaration of Mr.Dattatray Gajanan Patil for himself and on behalf of landowners namely Mrs.Sudha Bajirao Patil ,Mrs.Kanchan Rajesh Patil, Mr.Dattatray Gajanan Patil ,Mr.Dinanath Gajanan Patil ,Mr.Bhaskar Gajanan Patil,Mrs. Seeta Sadashiv Patil ,Mrs.Indumati Dhondhu Patil , Mrs. Ranjana Sanjeev Mhatre all are the landowner of the proposed project called “ Manuprasad” situated at CTS No.301 A & 302 to 309 mouje : Ayre, Dombivli East -421203

I Mr Dattatray Gajanan Patil on behalf of landowners of the Proposed Project do hereby solemnly declare, undertake and state as under :-



[Handwritten signature]



20 FEB 2024

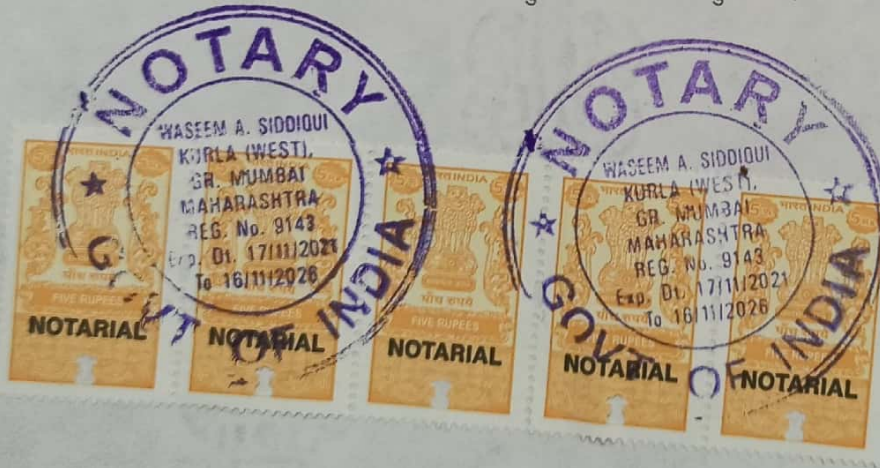
20/02/2024

Serial No. Date	28231	
Nature of document		Declaration
Whether it is to be Registered?		Yes/No
Property Description in brief		
Stamp Purchaser's Name	20 FEB 2024	For LAMBODAR INFRA
If through other Person then Name & Add. & Sign.		Paras Chimanlal Gada Datta Nagar, Dombivli (East).
Name of the other Party		
Stamp Duty Amt.	Rs. 100/-	Date:- 20 FEB 2024

Licence No. 1206043
STAMP VENDOR
MR. AVINASH H. GUJARE

Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E).

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



1. That M/s Lambodar Infra ,the promoter have a legal title report to the land on which the development of the proposed project is proposed.

OR

The promoters 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 promoters for development of the real estate project is enclosed herewith

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

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

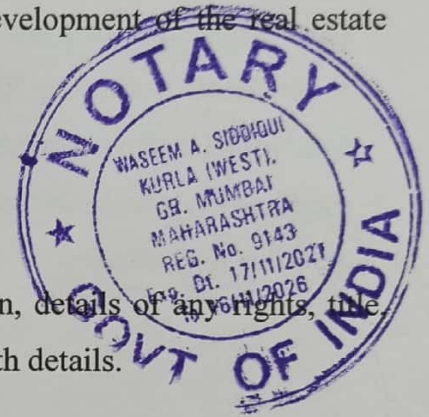
3. That the time period within which the project shall be completed is 31.12.2026 by the promoters from the date of registration of project;

4. (a) for new project :

That seventy percent of the amounts realized by me/ the promoters 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.

- (b) For ongoing project on the date of commencement of the Act

- (i) That seventy per cent of the amounts to be realized hereinafter 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.

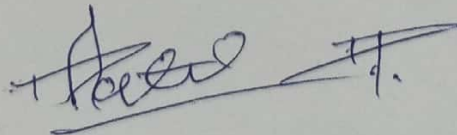


Handwritten signature of the promoter.

OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulations & Development) Rules,2017.
6. The promoters 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 amount collected for a particular project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. The promoters shall take all the pending approvals on time, from the competent authorities.
8. The promoters 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. The promoters have furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment plot or building as the case may be.





[Signature]
Deponent

Mr. Dattatray Gajanan Patil

Verification

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

Verified by me at Dombivli on this 21st day of May 2024. **24 MAY 2024**



[Signature]

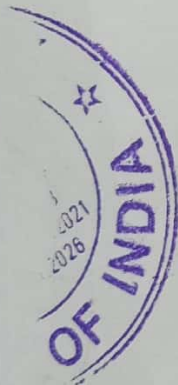
VINAYAK S. JAGDALE
ADVOCATE
KURLA COURT, MUMBAI - 70

BEFORE ME

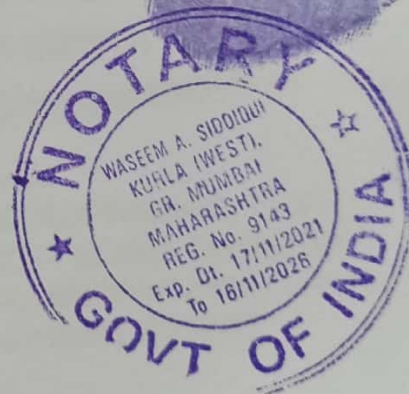
[Signature]
WASEEM A. SIDDIQUI
NOTARY GOVT. OF INDIA

24 MAY 2024





Handwritten signature



भारत सरकार
GOVERNMENT OF INDIA

दत्तात्रय गजानन पाटील
Dattatraya Gajanan Patil
जन्म तारीख / DOB : 18/06/1953
पुल्लिंगी / MALE

9035 5875 2542

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address:
17, MANUPRASAD, SHIV
MANDIR ROAD, SANGITA
WADI, dombivli east, Thane,
Maharashtra, 421201

1947
1800 200 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 081

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