30 APR 2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 30 APR 2024 ◐ 2023 ◐

93AA 736778

जोडपत्र - २/Annexure-II

उपकोषागार कार्यालय उल्हासनगर

26 MAR 2024

लिपिक
उप कोषागार कार्यालय, उल्हासनगर, जि.ठाणे

Nature of document/ Article No.	25(b)
Whether it is to be Registered	-
If Registrable Name of S.R.O	-
Property Description in brief	-
Consideration Amount	-
Stamp Purchaser's Name	Neeraj B. Jain
Name of the other Party	
If through other person then Name & Address	Sandesh Jadhav Badlapur
Stamp Duty Amount	100/-
Serial No. /Date	3242 / 30/04/2024
Stamp Purchaser's sign/Date	Jadhav

30 APR 2024

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 (E)
Lic. No. 1212013

FORM-B

{See rule 3(4)}

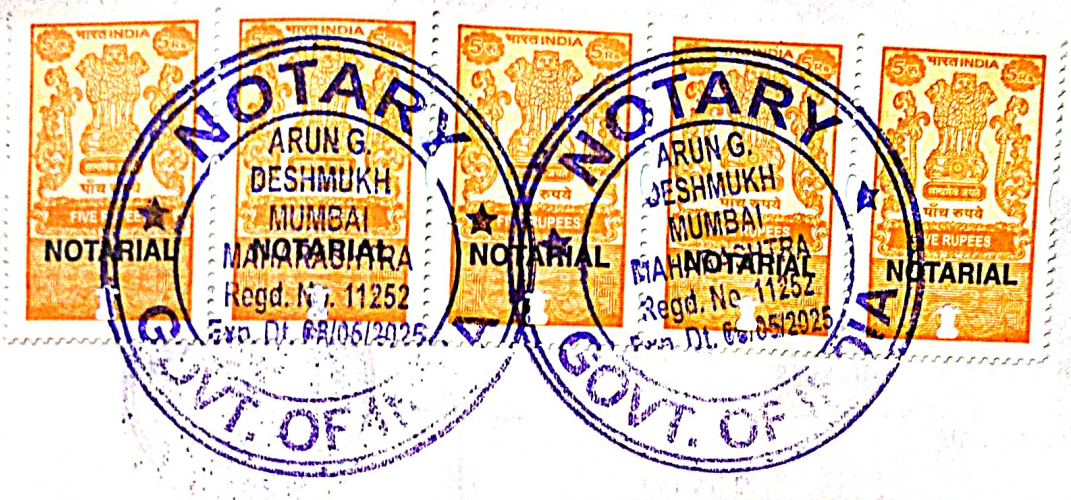
DECLARATION, SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s.Adiyogi Infra, having registered address & situated at Beside Karmm Garden, Opp Shiv Temple, Bam Road, Chikloli, Ambernath (West)-421501

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

G.G.Mhetre


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MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. Dt. 08/06/2025
GOVT. OF
NOTARY
ARUN G.
DESHMUKH
MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. Dt. 08/06/2025
GOVT. OF


ARUN G.
DESHMUKH
MUMBAI
MAHARASHTRA
GOVT. OF

I, **GULAB GOPAL MHATRE**, Landowner for project of **M/s. Adiyogi Infra** duly authorized by the promoter of the new project do hereby solemnly declare, undertake and state as under:

1.The promoter has a legal title to the land on which the development of the project is proposed 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.

2. 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 on or before **31st DECEMBER, 2029**

4. That seventy per cent of the amounts realised 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the projects.

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 regulation 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.

G.G.Mhatre

Deponent

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 at Badlapur on this ----------

G.G.Mhatre

Deponent

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, Ketrap, Badlapur (E), Thane.
4 MAY 2024

NOTARY ARUN G. DESHMUKH MUMBAI MAHARASHTRA Regd. No. 11252 Exp. Dt. 09/05/2025 GOVT. OF INDIA

भारत सरकार
Government of India



म्हात्रे गुलाब गोपाळ
Mhatre Gulab Gopal
जन्म तारीख / DOB : 26/09/1969
स्त्री / Female

8931 1627 5111

आधार - सामान्य माणसाचा अधिकार

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