भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

14 AUG 2023

NOTARY R. B. YADAV Malad (E), Mumbai (Mah.) Reg. No 15099 Commission expires on 18-10-2024 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 62AA 539014

जिल्हा कोषागार कार्यालय, ठाणे

10 AUG 2023

मुद्रांक प्रमुख लिपीक / लिपीक

जिल्हा कोषागार कार्यालय ठाणे

NOTARY R. B. YADAV Malad (E) Mumbai (Mah.) Reg. No. 15099 Commission Expire On. 18-10-2024 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

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 SAMARPAN HOMES AND DEVELOPERS promoter of the proposed project / duly authorized by the promoter of the proposed project OM SHREE JAGANNATH CO-OPERATIVE HOUSING SOCIETY, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report t to the land on which the development of the project is proposed

For, Samarpan Homes And Developers

Partner

जोडपत्र २

दस्त नोंदणी अनुक्रमांक ..... दिनांक .....

दस्तचा प्रकार .....

दस्त नोंदणी करणार आहे का ? :- होय/नाही ..... 14 AUG 2023

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता ..... Samarpan Homes & Developers

दुय्यम पक्षकाराचे नांव व पत्ता .....

हस्ते असल्यास त्याचे नांव/पत्ता ..... Krishna

हस्ते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. दुबे) .....

मुद्रांक विक्रीचे पत्ता - अदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

14 AUG 2023

0256518

NOTARY R. B. YADAV Malad (E) Mumbai (Mah.) Reg. No. 10999 Commission Expire On. 18-10-2024 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

OR

have/has 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.

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 by me/promoter from the date of registration 31-03-2026

4. (a) For new projects :

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.

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

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised 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 amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / the promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

For, Samarpan Homes And Developers

Partner

NOTARY
R. B. YADAV
Malad (E)
Mumbai (Mah.)
Reg. No.
15099
Commission
Expire On.
16-10-2024
GOVT. OF INDIA

ATTESTED BY ME
31.8.23
R. B. YADAV
ADVOCATE & NOTARY
GOVT. OF INDIA
Vanshe Compound
Maneshwar Nagar, Ap. pada
Malad (East) Mumbai 400 09