



महाराष्ट्र MAHARASHTRA

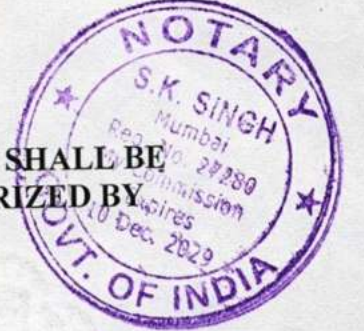
2024

CV 977858



प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८०००००३  
21 NOV 2024  
सक्षम अधिकारी

श्री. विनायक ब. जाधव



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 MR. JAYDEEP DIGAMBAR SAVANT Landowner of  
the proposed project "SIDDHGIRI", Carpet Area 576.93 Sq. Mtr. located (  
CTS No. 156/10 Porject Address Dr. Baba Saheb Ambedkar road, Dadar,  
Mumbai - 400014) at duly authorized by the promoter of the proposed project,  
vide its/his/their authorization dated

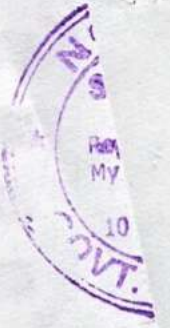
I MR. JAYDEEP DIGAMBAR SAVANT Landowner of the proposed project "SIDDHGIRI", Carpet Area 576.93 Sq. Mtr. located ( CTS No. 156/10 Porject  
Address Dr. Baba Saheb Ambedkar road, Dadar, Mumbai - 400014) duly



000439

जोडपत्र Annexure - I  
फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव **BAFNA Properties LLP**  
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता **(LLPIN: ABB-1140)**  
मुद्रांक विक्रीबाबतची गोंद वही अनु. क्रमांक **211** दिनांक **21, 2nd Floor, Bafna Mansion,**  
**127, Kika Street, Gulaiwadi,**  
**Madhambaug, Mumbai - 400004.**  
**Maharashtra, India.**



मुद्रांक विकत घेणाऱ्याची सही  
परवाना क्रमांक: ८०००००३

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. अशोक रघुनाथ कदम

२९०, शाहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट, मुंबई - ०९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक  
कागदाची आवश्यकता नाही. (सासन आदेश दि. ०१/०७/२००४) नुसार

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

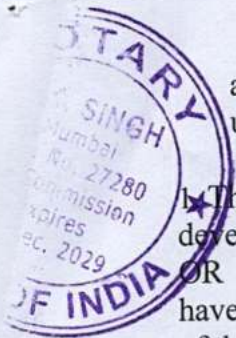
27 NOV 2024

27 NOV 2024



पत्ता: मुंबई-०९





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 to the land on which the development of the project is proposed

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 on or before **31<sup>st</sup> December, 2028.**

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.

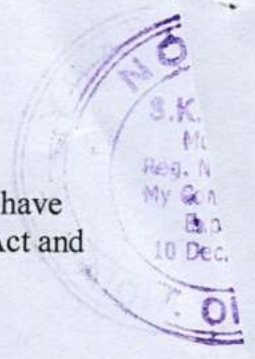
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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.



### 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 \_\_\_\_\_ on this 29 JAN 2025 day of \_\_\_\_\_



Deponent



**BEFORE ME**

29-01-25

**S.K. SINGH**  
NOTARY  
Government of India  
Mumbai

29 JAN 2025

|                    |                         |
|--------------------|-------------------------|
| NOTED & REGISTERED |                         |
| Sr. No. <u>505</u> | Page No. <u>38</u>      |
| Book No. <u>3</u>  | Date <u>29 JAN 2025</u> |

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

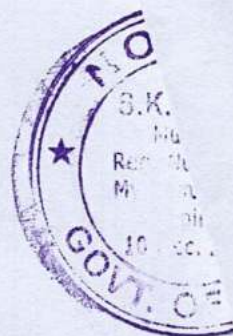
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAZFB5506H



नाम : Name  
BAF NA PROPERTIES LLP

विद्यमान / गति की तारीख  
Date of Incorporation / Formation  
24/05/2022





PERMANENT ACCOUNT NUMBER

ANYPS0252M

NAME

JAYDEEP DIGAMBER SAWANT

FATHER'S NAME

DIGAMBER MADHUSUDAN SAWANT

DATE OF BIRTH

09-11-1975

SIGNATURE

अवधूत भास्कर (अवधूत भास्कर)

Notary Public for Maharashtra (Company Registration)



*Jaydeep Sawant*

