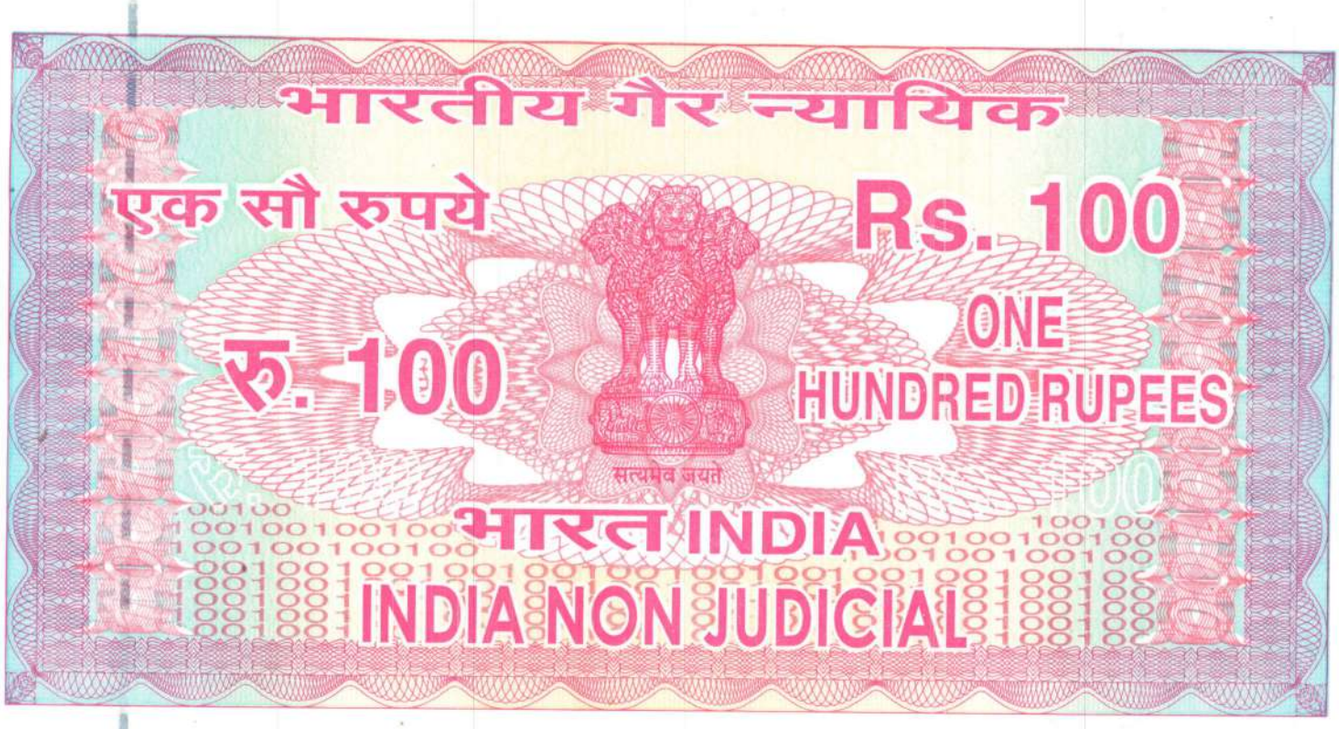


महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ VK 285153

26 JUL 2019

अनु.क. ..... दि. ..... मु.शु.रक्कम-१००

दस्ताचा प्रकार .....

वस्त्र नोंदणी करणार आहेत का? होय / नाही

मिळकतीचे वर्णन .....

मुद्रांक विक्रेता/एजंटाचे नांव .....

पक्षकाराचे नांव .....

दुसऱ्या पक्षकाराचे नांव .....

इतरांचे नांव व पत्ता .....

पुढील मिळकत खेरीज करणारी सही

श्री विश्वरूप रामचंद्र जाधव
व्यवसाय क्र. २२०१४५१
प्लॉट नं.१००, से. नं.१८, पुनेनगर
चिंचवड, पुणे - १९

NOTARY
SURYAKANT S. SAWANT
PIMPRI, TAL. HAVELI
DIST. PUNE.
REG. NO. 7674
EXP. DATE:- 27/01/2024
GOVERNMENT OF INDIA

23 JUL 2019

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Jay Ganesh Developers promoter of the proposed project Omshree , Sr No.76-P ,Tajnemala Wadmukhwadi Charholi, Pune-412105

M/s. Jay Ganesh Developers of the proposed project Omshree , Sr No.76-P ,Tajnemala Wadmukhwadi Charholi, Pune-412105 do hereby solemnly declare, undertake and state as under:

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

   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 promoter is December-2022.

4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That 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.

Jay Ganesh Developers

Deponent

NOTARY SURYAKANT S. SAWANT PIMPRI, TAL. HAVELI DIST. PUNE. REG. NO. 7674 EXP. DATE:- 27/01/2024 GOVERNMENT OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

BEFORE ME 29/7/2019

SURYAKANT S. SAWANT
ADVOCATE & NOTARY
GOVT. OF INDIA
PIMPRI, PUNE - 411017

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_____day of_____.

Deponent