Noted & Registered at Serial Numbe 530/2025

04 MAR 2025



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NOTARY R. S. BAJAD WASHIM (M.S.) INDIA Regn. No. 15599 GOVT. OF INDIA

NOTARY AGNI GOVERNMENT OF R.S. Bajad WASHIM Distt. Regd.No.15599 Till-24.11.2029

जिल्हा कोषागार कार्यालय वाशिम
25 FEB 2025
मुद्रांक प्रमुख लिपीक
कोषागार कार्यालय वाशिम

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **PRASHANT LALCHAND JOGEE** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03.03.2025

I, **PRASHANT LALCHAND JOGEE** 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 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 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.**(MOU and POA)**

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

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project: **Project is completed and Full Occupancy Certificate received from Washim Municipal Council dated 17/01/2025**

4. (a) For new projects :

That seventy per cent of the amounts realized 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.

१.मुद्रांक विक्री नोंद वही अ.क्र. व दिनाक :-20490 दि. 3/3/2025

२.दस्ताचा प्रकार :-

३.दस्त नोंदणी करणार आहेत काय होय/ नाही :- -

४.मिळकतीचे थोडक्यात वर्णन :-

५.मुद्रांक विकत घेणाऱ्याचे नाव,पत्ता व सही :-

६.हस्ते असल्यास त्याचे नाव,पत्ता व सही :-

७.दुसऱ्या पक्षकाराचे नाव :-

८.मुद्रांक शुल्क रक्कम :- १००

९.परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण व पत्ता :

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कामासाठी मुद्रांक खरेदीकेल्यापासुन ६ महीन्यात वापरणे बंधनकारक आहे.

सु. के. निरखी
मु.वि.वाशीम ४ /९०
कोड नं ६५०१००६

R.S. Bajad WASHIM Distt. Regd.No.15599 Till-24.11.2029

-2-

(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.

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 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 utilized 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 of any apartment, plot or building, as the case may be.

Executant(S)

Deponent

For - Jogee Associates, Builders & Developers
Prashant Lalchand Jogee

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 WASHIM on this day of 3rd March, 2025

Executant(S)

Deponent

For - Jogee Associates, Builders & Developers
Prashant Lalchand Jogee

Before Me

Raju S. Bajad
Notary,Govt. of India
Washim Distt.Regd. No.15599

Witness as to signature of Executant is Only Document (s) Not Prepared,Reviewed or Advised Upon on legality or any other

AFFIDAVIT

Sworn before me on the 4/3/ of 20 25
By Prashant Lalchand Jogee R/o Washim
Who has been identified By Adhar ta & Dist Washim
Who is Personally known to me & who

Certified that this Document Affidavit Contains Pages From 1 to 02