Noted & Registered at Serial Number 859/2023 dt 23.5.23

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ BT 735489

NOTARY ★ RAJENDRA P. ARU ★ GOVERNMENT OF INDIA
Regd. No. 11122
Till 31-3-2025
Washim Distt.

जिल्हा कोषागार कार्यालय वाशिम
31 MAR 2023
मुद्रांक प्रमुख लिपीक
कोषागार कार्यालय, वाशिम

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 Badlani Builders and Developers Pvt. Ltd. having its registered office at Sheet no. 61, C S N In front of Sindhi Camp, Akola Naka, Road Washim Tq. & Dist. Washim – 444505, promoter of new project i.e. " Badlani Business Center " situated at the location Survey No. 10/1,

१.मुद्रांक विक्री नोंद वही अ.क्र. व दिनाक :- ६३५ दि. १८/१/२५

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 :- ५००

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.

एस.पी. लक्रस
मु.वि.वाशीम २२ /९८
कोड नं ६५०१००१

NOTARY
RAVENDRA P. ARU
Regd No: 14122
Till 31-3-2025
Washim Distt.
GOVERNMENT OF INDIA

Plot No. 8/9/10 From Survey No. 10/1 of Lakhala, Risod Road, Tq. & Dist. Washim through its Director Mr Purankumar Lalchand Badlani Age:-50 years, Occupation :-Business & Farmer, and all Director

Director

1. Purankumar Lalchand Badlani

DPIN - 08882340

Age: - 50 Years. Occ.:- Business

do hereby solemnly declare, undertake and state as under:

1. I, Mr Purankumar Badlani 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 to the land on which the development of the project is proposed

   OR

   M/s Badlani Builders and Developers Pvt. Ltd have/has a legal title 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 That the promoters have a legal title Report to the land on which the development of the project is proposed to be carried out.

2. That the project land is free from all encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, are as under:

3. That the time period within which the project shall be completed by the promoter from the date of registration of project is on or before 31/12/2024.



4.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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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

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

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


GOVERNME
RAJEN
Regd
Till
Washi

Badlani Builders and Developers Pvt Ltd

Executant(s)

Mr Purankumar L Badlani

Director

DPIN - 08882339

BADLANI BUILDERS & DEVELOPERS PVT. LTD. WASHIM

NOTARY RAJENDRA P. ARU Regd.No.11122 Till 31-3-2025 Washim Distt. GOVERNMENT OF INDIA

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 Washim on this 23 day of May 23

Executant(s)

Deponent

Witness as to Signature of Executant(s) only. Document(s) Not Prepared, Reviwed or Advised Upon on legality or any other.

Attested
Rajendra P. Aru
Notary, Govt. of India
Washim Distt.Regd.No.11122

Before Me
Rajendra P. Aru
Notary, Govt. of India
Washim Distt.Regd.No.11122

Certified that this Document / Affidavit contains Pages From 1 to 5 on 23.5.23