

महाराष्ट्र MAHARASHTRA

2023

86AA 378219



जिल्हा कोषागार कार्यालय, दपोली
- 8 JAN 2024
सुशांक प्रमुख लिपीक / लिपोन

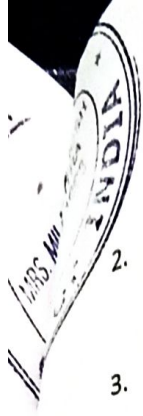


Affidavit cum Declaration

Affidavit cum Declaration of Mr. Tejas Sangram Patil on behalf of Late Mr. Sangram Vilasrao Patil, Proprietor of M/s. Tejas Enterprises, the Promoter of the proposed real estate project;

I, Tejas Sangram Patil, son of and nominated heir of Late Mr. Sangram Vilasrao Patil, Proprietor of M/s. Tejas Enterprises, the promoter of the proposed project "Tejas Vaishnavi" proposed to be developed on property bearing Plot no. 42, Sector.6, Dapoli, Taluka Parnel, District Raigarh do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the project is proposed to be carried out.



AND

a legally valid authentication of title of such Land is enclosed herewith.

2. That detail of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land is enclosed herewith.
3. That the time period within which the project shall be completed by promoter shall be on or before 20/10/2028;
4. 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.

Deponent

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 Navi Mumbai on this day ___ of March 2024.



ATTESTED BY ME

MRS. MILAN GHOSH
Advocate & Notary
Govt. of India

Deponent

16 MAR 2024