



महाराष्ट्र MAHARASHTRA

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ZY 760368



महाराष्ट्र कोषागार कार्यालय, उल्हासबाग  
मदरांक पत्रव्यवस्था दिनांक

26 JUL 2022

महाराष्ट्र कोषागार अधिकारी, उल्हासबाग

26/7/2022



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 SHRI. SUDAM ZIPA RASAL PROPRIETOR OF  
SUDAMA DEVELOPERS, the promoter of the proposed project, vide its/his/their  
authorization dated 29/07/2022.

I, 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

SUDAMA DEVELOPERS

*Rasal*  
Proprietor



आडपत्र-1/Annexure-1

29 JUL 2022

केवल प्रतिज्ञापत्रासाठी (अनुच्छेद-4)

Only for Affidavit (Article-4)

प्रतिज्ञापत्र कोणासाठीही होतारे कारणासाठी

For Submitting to

प्रतिज्ञापत्रासाठी होतारे कारण

Reason for Affidavit

मुद्रांक विकत देणा-याचे नाव व निवासस्थान

Stamp Purchaser's Name

Place of residence

Sudam Rasal

मुद्रांक विक्री भारतवर्षी नोंदवली अनुक्र. / दि

ial No. 6494 Date

विक्री देणा-याची सही

Stamp Purchaser's Sign

Amb (e)

Thur. Sushil

मनाधारक मुद्रांक विक्रेत्याची सही

Mrs. SWARAJ K. KAI

Stamp Vendor, Lic. No. 1212, 20

Office, M.S.F.E. Office, K.B. Road, Ambur, Tamil Nadu

अथवा या व्यक्तीने मुद्रांक खरेदी केला त्याची सही

मुद्रांक विक्री केलेल्या व्यक्तीने मुद्रांक विक्री केलेल्या व्यक्तीने

29 JUL 2022



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 of project shall be 31/12/2025.

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 herein after 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 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.

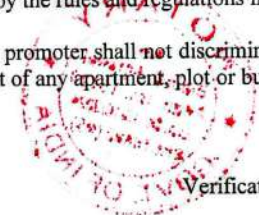
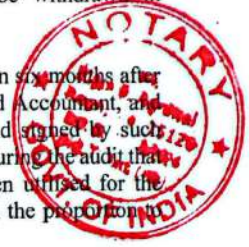


SUDAMA DEVELOPERS

Proprietor



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 of 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.

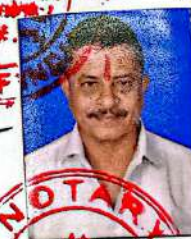


Verification

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 on this 29 day of July 2022.

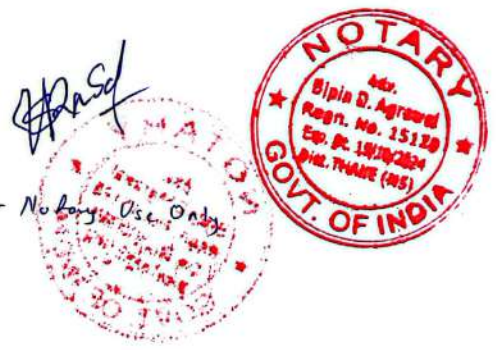
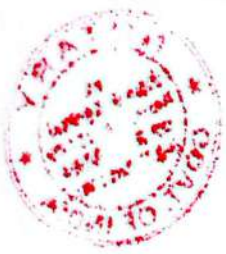
**BEFORE ME**  
  
Adv. Bipin D. Agrawal  
Notary Govt. of India  
Regd. No. 15120, Dist. Thane (MS)  
Noted & Registered  
Page No. 11 M. 207/22



Deponent  
**SUDAMA DEVELOPERS**  
  
Proprietor







SUDAMA DEVELOPERS

Proprietor



Handwritten text in Hindi, likely a declaration or statement.



भारत सरकार  
GOVERNMENT OF INDIA

सुदाम झिपा रसाळ  
Sudam Zipa Rasal  
जन्म तारीख / DOB: 17/07/1953  
पुरुष / MALE  
Mobile No.: 9322317619  
9176 2754 1878  
VID : 9174 8172 4839 1165

माझे आधार, माझी ओळख

*[Signature]*

For Notary Use Only



भारत सरकार  
GOVERNMENT OF INDIA

पता:  
घर नं. 383, वेनुबाई निवास, राम मंदिर गाव, कोहोब  
गाव, अंबरनाथ, ठाणे,  
महाराष्ट्र - 421501

Address:  
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NEAR RAM MANDIR, KOHOJ GAON,  
Ambarnath, Thane, Maharashtra - 421501

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