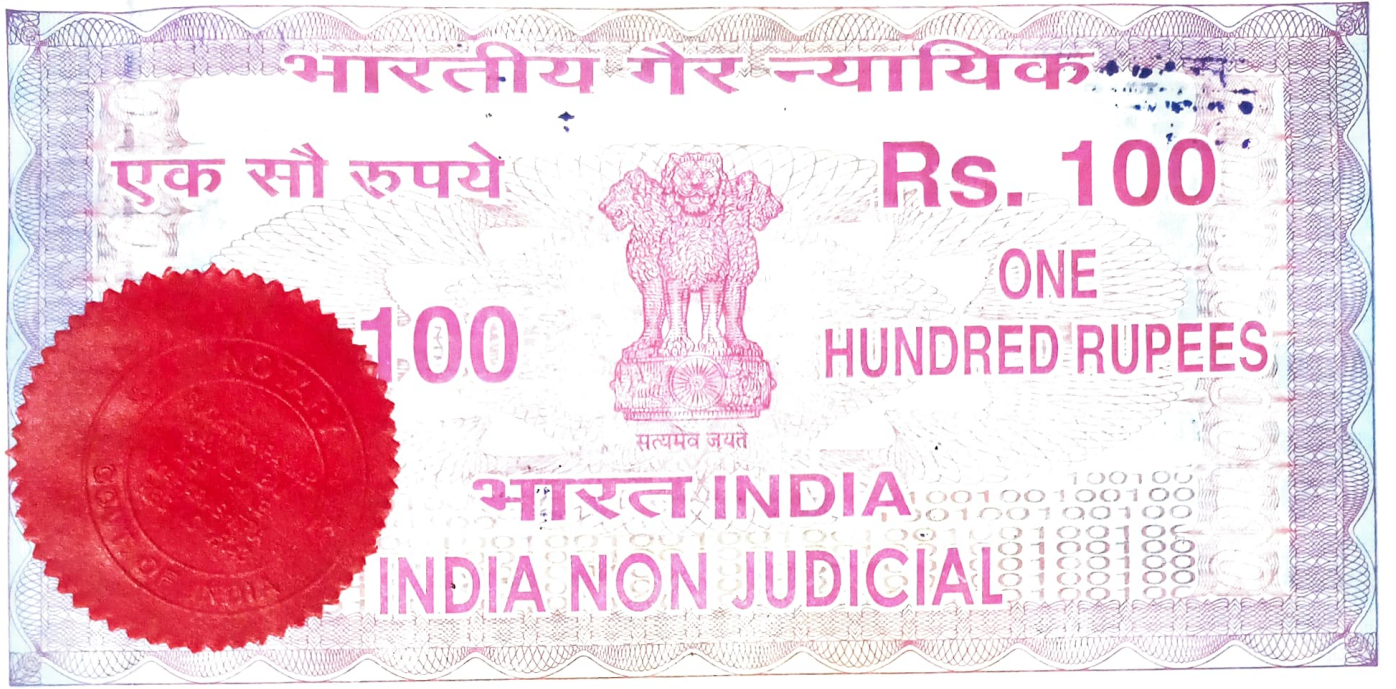


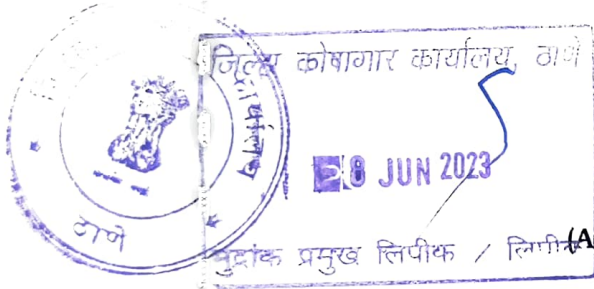


महाराष्ट्र MAHARASHTRA

2023

30 JUN 2023

57AA 547059



**FORM 'B'**

(Affidavit Cum Declaration)

[See Rule 3(6)]



I, Mr. Sagar Agarwal, promoter of the proposed project "**Jindal Legacy**" and duly authorized by the promoter M/S. Jindal Builders and Developers, vide their authorization dated 22.08.2023, do hereby solemnly declare, undertake and state as under:

1. That I / promoter has a legal title report to the land on which the development of the project is proposed. Hereto enclosed is the authenticated copy of the title Certificate of **Advocate C. Fernandes**, dated **12.05.2023**. 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 and the details of all rights, title, interest or name of all the parties over such land, along with details are enclosed herewith.
3. That the entire Project shall be completed on or before **31.03.2027**.

आडपत्र-२/ Annexure-II

|                                                                                                                             |                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| १. मुद्रांक विक्री नोंदवही अनु. क्रमांक                                                                                     | 38548 विनांक                                                                       |
| २. दस्तऐवज प्रकार                                                                                                           | Agre / Off                                                                         |
| ३. दस्त नोंदणी करणार आहेत का?                                                                                               | होय / नाही                                                                         |
| ४. मिळकतीचे थोडक्यात वर्णन -                                                                                                |                                                                                    |
| ५. मुद्रांक विक्रीत वेगळ्यांचे नाव                                                                                          | Jindal Builders & Developers-                                                      |
| ६. मुद्रांक अधिकारारचे नाव                                                                                                  |                                                                                    |
| ७. हस्त अन्वयास त्यांचे नाव, पत्ता व सही                                                                                    | Chauram                                                                            |
| ८. मुद्रांक शुल्क रक्कम                                                                                                     | 100                                                                                |
| ९. परवानधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/ पत्ता                                 | रामदास कि. महारनवर<br>परवाना क्र. २४०१०२८<br>ए-५८/१०, सेक्टर-२१, पुणे, पिन ४०० ००० |
| ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून महिन्यात वापरणे बंधनकारक आहे. |                                                                                    |





4. 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (regulation and Development Rules), 2017.
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.

#### Verification

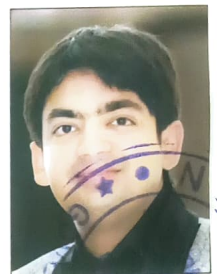
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Vashi on this 22<sup>nd</sup> day of August 2023.



Deponent

**BEFORE ME**  
  
**SUCHITRA PAWAR**  
**ADV. & NOTARY PUBLIC**  
SS-Type, Office No. 223, Xerox Lane,  
Sector-2, Vashi, Navi Mumbai  
Mob: 9967947377



This document has noted and  
Registered at Sr. No. 867  
Page No. 124 in Notary Reg.  
\*C. 11 dated on 23/8/23



22 AUG 2023