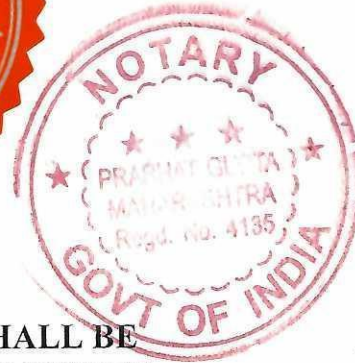
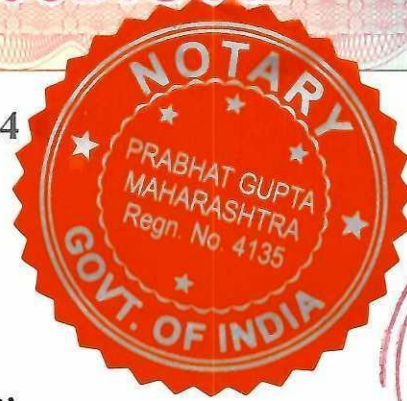




महाराष्ट्र MAHARASHTRA

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CY 465907



- 3 FEB 2025

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. JAK INFRATECH promoter of the proposed project  
"JAK NAMAHA", Carpet Area 1531.43 Sq. Mtrs. located CTS No.  
OLDS.NO.229(NEW S.NO.22) H.NO13, OLDS.NO.227(NEW S.NO.28) H. NO.3P,  
OLDS. NO. 228(NEW S.NO.27) H.NO.6,7, JAK NAMAHA INDRALOK PHASE-4,  
NEAR TAPOVAN SCHOOL, OPP. RANUJA RAMDEV BUILDING,  
NAVGHAR VILLAGE, BHAYANDER EAST, THANE -401105 at duly authorized  
by the promoter of the proposed project, vide its/his/their authorization dated



214216

जोडपत्र - २

14 FEB 2025

मुद्रांक विहीन नोंदवही अनुक्रमांक..... दिनांक .....

वरत्ताचा प्रकार ..... दाता नोंदणी करणार आहे का? होय/नाही

मिळकतीचे शोधक्यास वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव **For JAK INFRATECH**हस्ता असाव्यास त्याचे नांव **Rahul Pasulkar**पत्ता - **Bhayandor East** **PARTNER** **Doell**

दुरुव्या पत्रकाराचे नांव ..... मुद्रांक शुल्क रक्कम .....

मुद्रांक दिलेल्याची सही (श्री. बाबन भोईर) ..... 14 FEB 2025

मुद्रांक दिलीचें ठिकाण/पत्ता - श्री सनर्ष कृपा, ८/२९,

भाईंदर शॉपिंग सेंटर, भाईंदर (प.) ४०९ ९०९, मुद्रांक क्र. ९२०९०४९

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यास वापरणे बंधनकारक आहे.

**PRABHAT GUPTA**

ADVOCATE HIGH COURT

NOTARY, GOVT. OF INDIA

FLAT NO. G-9, NEW MAHAVIR SMRUTI,

A-WING, NEAR NATWAR-HOUSE,

CROSS ROAD NO. 3 (NORTH), NAVGHAR-ROAD,

BHAYANDAR (EAST) DIST. THANE-401105.

RESIDENCE PHONE NO. 022-28169447

MOBILE NO. 9821769578/9757262769



I, **MR. KHUSHAL J LIMBAD** partner of the proposed project “ **JAK NAMAHA**”, Carpet Area **1531.43 Sq. Mtrs.** located CTS No. **OLDS.NO.229(NEW S.NO.22) H.NO13, OLDS.NO.227(NEW S.NO.28) H. NO.3P, OLDS. NO. 228(NEW S.NO.27) H.NO.6,7, JAK NAMAHA INDRALOK PHASE-4, NEAR TAPOVAN SCHOOL, OPP. RANUJA RAMDEV BUILDING, NAVGHAR VILLAGE, BHAYANDER EAST, THANE -401105** 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 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 **30-12-2028**.

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 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 utilised 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.

### 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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

Deponent

For JAK INFRATECH

**NOTARIZED** PARTNER

*Prabhat*  
**PRABHAT GUPTA**  
NOTARY  
GOVT. OF INDIA  
bile : 982176957

**15 FEB 2025**

**PRABHAT GUPTA**  
ADVOCATE & NOTARY  
RESIDENCE - FLAT NO. 403, 4TH FLOOR,  
SADGURU COMPLEX BLDG. NO. 4 CHS. LTD  
BEVERLY PARK ROAD, NEAR CINEMAX,  
MIRA ROAD, (EAS) DIST. THANE - 401 107