भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XM 808882

विक्री.नं. : 5483 रूपये : 100 दिनांक : 11/12/2020

श्री./सौ.: निलेश प्रकाश जाधव

राहणार: धुळे

हस्ते - यशवंत कुकावलका

सही/अंगठा :

रविंद्र व्ही. खानकरी
मुद्रांक विक्रेता,धुळे.
परवाना क्र.३/९०

09 DEC 2020

Stamp Head Clerk / ATO,
To the Treasury Office, Dhule

NOTARY
Adv. Ramesh C. Gaikar
Maharashtra
Reg. No. 3237
Exp. Dt. 20-11-2025
GOVT. OF INDIA

NOTA RIAL

NOTARIAL NOTARIAL

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 **Mr.Nilesh Prakash Jadhav** the promoter of the proposed project **"GURURAJ APARTMENT"**, vide its/his/their authorization dated N.A.

I, **Mr.Nilesh Prakash Jadhav** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed

OR

Mr. Prakash Narayan Jadhav, 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 as per EC 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 is **31/12/2022**

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 realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 of any apartment, plot or building, as the case may be.

NOTARY Adv.Ramesh C. Shinde Maharashtra Reg.No.3237 Exp.Dt.23-11-2025 GOVT. OF INDIA

Mr.Nilesh Prakash Jadhav
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 Dhule on 10th day of December 2020.

BEFORE ME
NOTARY

Mr.Nilesh Prakash Jadhav
Deponent

Adv.Ramesh C. Shinde
NOTARY
Reg.No.3237
Shop No.31/U Ground Complex,
Opp.Kamalabai High School,
Sakri Road,DHULE-424 001.
Mob.9423287863, 8275590615

NOTED & REGISTERED
Sr.No. 2830/2020
Dated 12/12/2020



NOTARY Adv.Ramesh C. Shinde Maharashtra Reg.No.3237 Exp.Dt.23-11-2025 GOVT. OF INDIA