भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 17AA 083586

जिल्हा कोषागार कार्यालय, नंदुरबार
पु.दिनांक
31 JAN 2023
मु.प्र.ली / अ.को.अ.

प्रतिज्ञापत्र कोणाकडे रजिस्टर करावयाचे आहे. -

प्रतिज्ञापत्रासाठीचे कारण प्रतिज्ञापत्र

प्रतिज्ञापत्र करुन देणाऱ्या व्यक्तीचे नांव कटारिया दीपक लालचंद

मुद्राक विक्री बाबतची नोंद वही अनुक्रमांक 2507

मुद्राक विकत घेणाऱ्याची सही

राजेंद्र सी.सोनार मुद्रांक विक्रेता ल.नं.२६/२००१, स्टेशन रोड, नंदुरबार

2 FEB 2023

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. Deepak Lalchand Katariya** duly authorized by **Katariya Land Developers & Builders** LLP the promoter of the proposed project **"C B Market"** vide its/his/their authorization dated 15/10/2022.

I, **Mr. Deepak Lalchand Katariya** duly authorized by **Katariya Land Developers & Builders LLP** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
SUNIL D. JADHAV
Taluka-Nandurbar (M.S.)
Dist.Nandurbar
Reg.No. 1160
GOVT OF MAHARASHTRA

1. That promoter has a legal title Report to the land having project about **CTS No 572/1, Station Road, Near Nagar Palika, Nandurbar – 425412** 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

Those 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 **26/01/2025.**

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 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 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.

NOTARY
SUNIL D. JADHAV
Taluka-Nandurbar (M.S.)
Dist.Nandurbar (M.S.)
Reg.No.1160
GOVT OF MAHARASHTRA

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.

Mr. Deepak Lalchand Katariya
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 Nandurbar on 02nd day of February, 2023.

Identified by

Mr. Deepak Lalchand Katariya
Deponent

AFFIDAVIT
Solemnly affirmed before me
by Shri/Smt. Deepak Lalchand Katariya
R/o. Nandurbar
Nandurbar Dist. Nandurbar
Identified by Adv. Sham Vitthal Salunke
R/o Nandurbar
is personallly known



NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

BEFORE ME
SUNIL D. JADHAV
ADVOCATE & NOTARY
Reg No 1160
Behind Amrut Cinema
211/A,Desaipura,Nandurbar
Dist.Nandurbar (M S)

BEFORE ME
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Dist.Nandurbar (M S)

NOTED & REGISTERED
Page No 05 Sr.No 122/2023
Date 2.2.2023