



महाराष्ट्र MAHARASHTRA

2023

58AA 585023

जिल्हा कोषागार कार्यालय, नंदुरबार
पु.दिनांक

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे आहे.

प्रतिज्ञापत्रासाठीचे कारण

प्रतिज्ञापत्र करून घेणाऱ्या व्यक्तीचे नांव

मुद्राक विक्री वावटची नोंद वही अनु क्र.दिनांक.

मुद्राक विकत घेणाऱ्याची सही

राजेद सी सोनार

मुद्राक विक्री कर नं. 26/2009, स्टेशन रोड, नंदुरबार

9 JAN 2024

अ.को.अ.

11 JAN 2024

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. Yogesh Pramodshankar Desai the promoter of the proposed project "Ashtavinayak Residency" vide its/his/their authorization dated 01/01/2024.

I, Mr. Yogesh Pramodshankar Desai the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Yogesh

Yogesh

1. That promoter has a legal title Report to the land S. No. 273/1, Plot No. 27, 28, 29, 30, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 at Bypass Road, Yogi Nagar, Nandurbar 425412 on which the development of the project is proposed

OR

Mrs. Alkabab Yogesh Desai 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 the 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 the project is 31/12/2028.

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 projects 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.

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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.

Y. P. Desai

Mr. Yogesh Pramodshankar Desai
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 the 01th day of January, 2024.



Y. P. Desai
Mr. Yogesh Pramodshankar Desai
Deponent

S.B.
Identified by
Sunil Bhate Charan
PIO Nandurbar



NOTED & REGISTERED

Page No 03 Sr.No 68/2024
Date 11.1.2024

BEFORE ME

Sunil D. Jadhav
SUNIL D. JADHAV
ADVOCATE & NOTARY
Reg No 1160
Behind Amrut Cinema
211/A Dasaipura, Nandurbar
Dist Nandurbar (M S)

AFFIDAVIT

Solemnly affirmed before me
by Shri/Smt. Y. P. Desai
R/o Nandurbar
Tal. Nandurbar Dist. Nandurbar
Who identified by Adv. S. B. Charan
Whom he/she is personally known.