भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2024 © DC 205446

रुपये ५०० वि.क्री.३९५० दिनांक २१/२/२५

श्री./सौ. चौधरी & बदगुजर (असोशिएट

राहणार : धुळे

हस्ते : प्रकाश बदगुजर

सही मुद्रांक विक्रेता, धुळे

परवाना क्र. १०/२००६

21 FEB 2025

Stamp Head Clerk/ATO

To the Treasury Office, Dh

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 Prakash Shankar Badgujar Partner in Chaudhari and Badgujar Associates, the Promoter of the proposed project "Narayani Apartment" located at CTS No 5260 Survey No 53, Plot No 22, Deopur, Dhule vide its authorization dated 25/02/2025.

I, Prakash Shankar Badgujar Partner in Chaudhari and Badgujar Associates, 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

Avinash Narayan Pingale alias Avinash Narayan Sonar and Shashikala Narayan Pingale alias Shashikala Narayan SonarHave/has a legal title Report to the land on which the development of the proposed project is to be carried out

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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 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 **30/12/2026**

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.

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NOTARY
Adv.Sudha Sunil Jain
Reg.No.15479
Ex.18/11/2029
GOVERNMENT OF INDIA

For,
Chaudhari and Badgujar Associates

Prakash Shankar Badgujar
Partner
Chaudhari & Badgujar Asso.

Partner

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 27th day of February. 2025

For,
Chaudhari and Badgujar Associates

Prakash Shankar Badgujar
Partner
Chaudhari & Badgujar Asso.

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Partner

BEFORE ME
3/3/2025
NOTARY

Adv Sudha S Jain
BSL LL.B
NOTARY (Reg.No 15479)
22/A, Shivshankar Colony,
Chitod Road, Dhule-424001 (M.S.
Mob 9373788253 8149492902

Solemnly affirmed before me at
Dhule By Shri. Prakash Shankar Badgujar
Who is Identified by Shri As per Aadhar Card
to Whom, personally Know

Date 3/3/2025
Dhule

3/3/2025
NOTARY