भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2017 ◐ SY 211115

अ.क्र. ..... किंमत ..... दिनांक .....

कोणाकरीता ..... मुद्रांक विक्रेता

सतीश आर. शिनकर

उस्मानपुरा, औरंगाबाद. फोन: २३५०...

परवाना क्र. 3101069

19 MAY 2018

NOTARY GOVT. OF INDIA

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./Ms AJAY MURLIDHARRAO MACHE, DIRECTOR, M/s. YASHADA ENTERPRISES PVT LTD., promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its /his/their authorization dated 27/01/2018

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY GOVT. OF INDIA

I, AJAY MURLIDHARRAO MACHE, DIRECTOR, M/s. YASHADA ENTERPRISES PVT LTD., Promoter of the proposed project /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

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.

3. That the time period within which the project shall be completed by me/ promoter from the date of registration of project ;

4. (a) For new projects:

That seventy per cent of the amounts realized by me / promoter for the real estate project from the allot tees , 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 form 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 is less than the Estimated cost of completion of the project.

5. That the amounts form 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 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.

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 the rules and regulation, 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 regulation 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.

FOR YASHADA ENTERPRISES PVT. LTD.,

AJAY M. MACHE
DIRECTOR

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Aurangabad on this 26TH day of May 2018.

FOR YASHADA ENTERPRISES PVT. LTD.,

AJAY M. MACHE
DIRECTOR

NOTARY GOVT. OF INDIA
27/03/2023

BEFORE ME
26-5-18
VINOD BAGADIYA
NOTARY GOVT. OF INDIA
AURANGABAD
ADV. REGD. 5842

ADV. VINOD BAGADIYA
(B.Sc.LL.B.)
NOTARY GOVT. OF INDIA
Ganpati Galli, New Balaji Nagar,
Jalna Road, Aurangabad.
Regd.No. 5642