30 OCT 2020 2251/20 30 OCT 2020

भारतीय गैर न्याय

एक सौ रुपये

रु. 100 HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

अॅड. हेमंत एच. मुदलियार
नोटरी-भारत सरकार
J.T.चेंबर्स-बेसमेंट, HDFC ATM चे खाली
जिल्हा न्यायालयासमोर, जळगांव
मोबाईल 9823073200

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

NOTED AND REGISTERED
Sr. No : 2251/20
Date : 30 OCT 2020

WU 618727

30 OCT 2020

जिल्हा कोषागार जळगांव
प्रमाणित करण्यात आलेला आहे
22 OCT 2020
मुद्रांक प्रमुख लिपीक जळगांव

NOTARY
Advocate
H.H. MUDLIYAR
Dist. Jalgaon.
(Maharashtra)
Regd. No. 3348
30 OCT 2020
GOVT. OF INDIA

ADV. HEMANT H. MUDLIYAR
NOTARY-GOVT. OF INDIA
J.T. CHAMBERS - BASEMENT
BELOW THE HDFC BANK ATM
Opp. DISTRICT COURT, JALGAON
MOBILE 9823073200

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.~~ HARSHAL PARSHURAM WAGH Proprietor AT CIVIL HOSPITAL QUARTER, JALGAON MAHARASHTRA – 425001 promoter of the proposed project / ~~duly authorized by the promoter of the proposed project having its register office at , vide its/his/their authorization dated NA~~.

I, HARSHAL PARSHURAM WAGH 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

OR

~~_____ have/has a legal title Report to the land on which the development of the proposed project is to be carried out~~

~~AND~~

दस्ताचा प्रकार :- रेरा मंजुरी कामी

दस्त नोंदणी करणार आहेत का ? :-

नोंदणी होणार असल्यास दु.नि. कार्यालयाचे नाव :- सह.दु.नि.

मिळकतीचे वर्णन :-

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता :- हर्षल परशुराम वाघ रा - जळगाव

दुसऱ्या पक्षकाराचे नाव :-

हस्ते असल्यास नाव व पत्ता :- राम जेऊरकर रा -- जळगाव

मुद्रांक शुल्क रक्कम :- २००/-

नोंदवही वही क्र. :- १४८०० दि. २७ /१० / २०२०

मुद्रांक विकत घेणाऱ्याची सही :- .....

सौ.छाया अनिल चौधरी

लायसेन्स नं. ३/०२ ला.मुद्रांक

विक्रेता,जयकिसनवाडी,जळगांव

मो. नं.८१४९३३७२५०

~~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 including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are set out in Annexure – A hereto.~~

3. That the time period within which the project shall be completed by me/~~promoter~~ from the date of registration of project on or before 31/03/2022;

4 (a) For new projects :

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 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.~~

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 of the project is less than the estimated cost of completion of the project.~~

That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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 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.

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 JALGAON on this 30 OCT 2020 DAY OF OCTOBER, 2020

Deponent

BEFORE ME
30 OCT 2020
ADV. H. H. MUDLIYAR
Opp. District Court,
Jalgaon (MS)
Phone-0257-2235 825
NOTARY GOVT. OF INDIA

ADV. HEMANT H. MUDLIYAR
NOTARY-GOVT. OF INDIA
J.T. CHAMBERS - BASEMENT
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