1314

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

YOGESH SONAWANE Advocate Shiv-Shahi Chalisgaon. NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 07AA 060035

सदर मुद्रांक कोषागार भडगाव येथून विक्री प्रमाणित करण्यात आलेला आहे.

उप कोषागार अधिकारी
भडगाव
.19 OCT 2022

पतिज्ञापत्र कोणाकडे सादर करावयाचे
प्रतिज्ञापत्रासाठीचे कारण
पुढील विक्री घेणाऱ्याचे नाव
पत्ता
मुद्रांक ही नोंदवही अनु.
मुद्रांक : विकत घेणाऱ्याची सही

दिनांक 20/10/2022

मुद्रांक विक्रेता, भडगाव
परवाना क्र. ५/२००९

NOTARY Y.T.Sonawane Chalisgaon Exp.Dt.9/10/24 GOVT. OF INDIA

FORM 'B' [Rule 3(4)]

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 **M/s PATIL RAJANI DINKAR** of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/11/2022

5 NOV 2022

NOTARY Y.T.Sonawane Chalisgaon Exp.Dt.9/10/24 GOVT. OF INDIA

I, **PATIL RAJANI DINKAR** 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 **PATIL RAJANI DINKAR** 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; 31/12/2025

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 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.

5. That the amounts from 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 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.

रजनी 31/12/25 पा.
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 on this day of _____

रजनी 31/12/25 पा.
Deponent

ly affirment before me
Rajni Dinkar Patil
identified before me R/o Dhule Tal. Dist Dhule
Kalpesh D. Pani
I personally know
Charaja

VOGESH T SONAWANE
Advocate & Notary
Shiv Shakti Nagar, Gangapur Road
Chalisgaon, Dist. Jalgaon

Noted & Registered
at Serial No 1314
This Document contains
Page 1 to 2.