भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 32AA 266262

जिल्हा कोषागार जळगांव
प्रमाणित करण्यात आलेला आहे
11 NOV 2022
दुय्यम लिपिक जळगांव

Sr. No. 311
DATE 23/11/22
PAGES 03

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 Shri. VINIT BALKRISHNA BIRLA of Flat no 65 ,JDCC bank, Banglo Bhikamchand Jaiin Nagar,Tal/ Dist Jalgaon, Maharashtra– 425001 co-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, VINIT BALKRISHNA BIRLA co-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

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.

NOTARY P.R.ZAWAR JALGAON DIST JALGAON Reg.No 6962 GOVT. OF INDIA

जोडपत्र-२

...ार प्रकार / अनुच्छेद क्रमांक देवाणघेवाण

...र नोंदणी करणार आहात का?

...ाची मोबाईल अक्षरात पूर्ण नियंत्रक कार्यालयाचे नांव

...स्थावर मिळकतीचे वर्णन

...करून रक्कम

...ून घेणाऱ्याचे नांव व पत्ता विनोद बाजीराव बिर्‍हाडे

...दार यांचे नांव

...ेचे असल्यास त्यांचे नांव व पत्ता स्वतः इथले पत्ता

...क मुल्यांक रक्कम १००/-

...ांक विक्री नोंद वही अ.क्र. २२५६ दि. १५/१२/२०२२

S. Mane

...ून घेणाऱ्याची
...ही हस्ते सही

किशोर पंडीत मराठे
परवाना धारक मुद्रांक विक्रेता तहसील
कार्यालय आवार, जळगांव ला.नं. ३/२००...

...या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा
...क खरेदी केल्यापासून ६ महिन्यात वापरणे बंधन

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 31/03/2025;

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.

NOTARY
P.R.ZAWAR
JALGAON
DIST JALGAON
Reg.No 6962
GOVT. OF INDIA

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 Wednesday, 23 November 2022

Deponent

SIGN BEFORE ME

NOTARY (GOVT. OF INDIA)
JALGAON, DIST.JALGAON
Reg. No. 6962

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NOTARY P.R.ZAWAR JALGAON DIST JALGAON Reg.No 6962 GOVT. OF INDIA

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