भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 07AA 342258

जिल्हा कोर्ट जळगांव
प्रमाणित करण्यात आलेला आहे
10 MAY 2022
मुद्रांक प्रमुख लिपिक जळगांव

NOTARY
ADVOCATE
Rahul R. Zawar
Jalgaon Dist. (M.S)
Reg. No. 20201
Exp. 07/03/25
GOVERNMENT OF INDIA

NOTED & REGISTERED
Sr. NO 328/2022
Total 4 Page only
Date : 19/05/2022

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. PARASHURAM EKNATH PATIL, Partner of M/s. SAHYADRI SHIKHAR, Plot No. 602, Sr.no. 6940, Vrundhavan Heights, Postal Colony, Tal/Dist. Jalgaon Maharashtra – 425001 promoter of the proposed project / duly authorized by the promoter/co-promoter of the proposed project, vide their irrevocable power of attorney dated 26.02.2021.

I, SHRI. PARASHURAM EKNATH PATIL promoter of the proposed project / duly authorized by the promoter/co-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

SHRI. KISHOR AASHARAM MAHAJAN AND OTHERS 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.

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 hereunder:~~

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 30/09/2024;

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/ 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 Thursday, 19 May 2022

Deponent

NOTARY ADVOCATE Rahul R. Zawar Jalgaon Dist. (M.S) Reg. No. 20201 Exp. 07/03/25 GOVERNMENT OF INDIA

BEFORE ME
Adv. Rahul R. Zawar
Notary (Govt. of India)
2A, Khandesh Mill Colony, Ring Road, Jalgaon

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL