

महाराष्ट्र MAHARASHTRA ❍ 2022 ❍ 26AA 213994

जिल्हा वरिष्ठ कार्यालय बुलडाणा
23 DEC 2022
वरिष्ठ मुद्रांक लिपीक
बुलडाणा.

जोडपत्र -२	
मुद्रांक विक्री नोंदवही मधील	अनुक्रमांक-१०११ दिनांक 03/01/2023
दस्त नोंदणी करणार आहे का ? होय /नाही	दस्ताचा प्रकार-करारपत्र
मिळकतीचे थोडक्यात वर्णन	
मुद्रांक विकत घेणाराचे नाव व पत्ता - संजयकुमार रामचंद्र नारखेडे रा. बुलडाणा	
दुसऱ्या पक्षकाराचे नाव - करारपत्र	

प्रताप पंडीतराव मोरे मुद्रांक विक्रेता
श्री बालाजीकृपा झेरॉक्स, दुकान नं.६७,पहीलामजला
जिजामाता स्पोर्टस अॅन्ड कल्चरींग कॉम्पलेक्स बुलडाणा कोड नं.६३०१०१.

मुद्रांक विकत घेणाराची सही

NOTED & REGISTERED
It Serial No. 10/2023
Dt 03/01/2023

FORM -'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER / PARTNER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr./Ms. I. SANJAYKUMAR RAMCHANDRA NARKHEDE of the proposed project / duly authorized by the partner of the proposed project, vide its/his/their authorization dated 03/01/2023

I, I. SANJAYKUMAR RAMCHANDRA NARKHEDE of the proposed project / duly authorized by the partner of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

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OR

1. SANJAYKUMAR RAMCHANDRA NARKHEDE have/has a legal title 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 said land is free from all encumbrances.

OR

That, details of encumbrances_____including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter/ Partner is 30/11/2023.

4. That, seventy per cent of the amounts realized 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter/ Partners , SANJAYKUMAR RAMCHANDRA NARKHEDE shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

I, / We SANJAYKUMAR RAMCHANDRA NARKHEDE the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 03rd day of Jan. 2023

ATTESTED

NOTARY GOVT. OF INDIA BULDANA DIST.

3/1/2023

BEFORE ME

NOTARY GOVT. OF INDIA

3/01/2023

Deponent

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