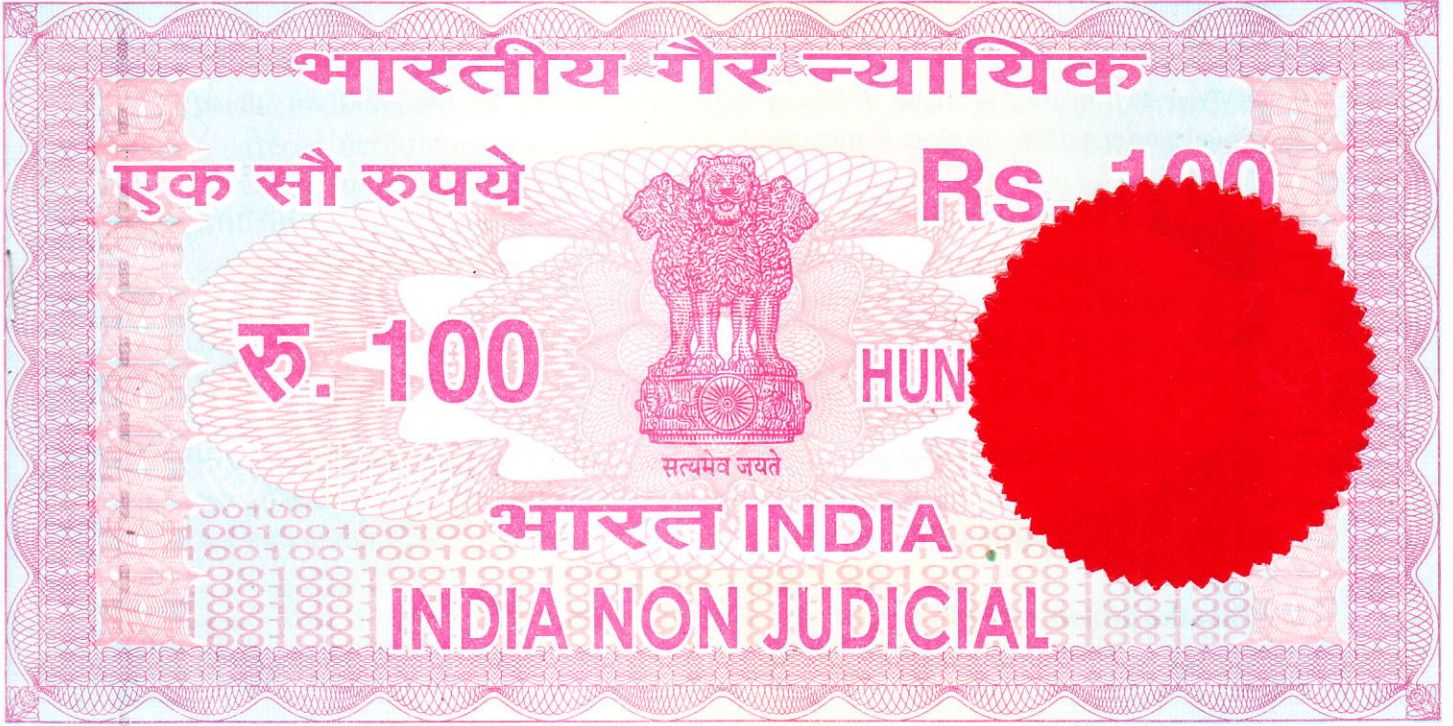




महाराष्ट्र MAHARASHTRA
जिल्हा कोषागार कार्यालय बुलढाना
01 FEB 2024
वारड बुलांक लिपीक
बुलढाना.

2023

72AA 507538

फक्त प्रतिज्ञापत्रासाठी	
मुद्राक विक्री नोंदवही अनु क्रमांक / दिनांक	25245 08.02.2024
मुद्राक विकत घेणाऱ्याचे नाव व रहिवासी पत्ता	सुवर्णा शर्मा देवभुषण बुलढाना
जिनेद मेमोरांडम सादरपुढे L No 27/2000/1923 Dt 86/2000 ज्योती अँग्रेजस बुलढाना पोस्टाळ कोड नं 42201216	सुवर्णा शर्मा देवभुषण बुलढाना

सत्यमेव जयते



NOTED & REGISTERED
Page No. 666
Date 08/02/24

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. Padmaraj Structures Partner Suvarna Shrikant Deshmukh promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ____;

I, Padmaraj Structures Partner Suvarna Shrikant Deshmukh 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.

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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **Date of completion of project 01/04/2025.**

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.


Deponent

Verification

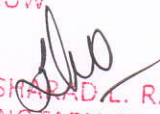
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 08/02/2024 on this February day of 2024.


Deponent

IDENTIFIED

Solemnly affirmed before me on this
8 day of 2024 by
Suvena Shankant Deshmukh who is identified before me by
Shri. S. R. Uday R. R. R.
or whom I personally know


SHARAD L. RAKHONJI
NOTARY Govt of India
For Buldana Dist. Buld.

8 FEB 2024

