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महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 89AA 855931

NOTARY Adv. Shailesh G.Thosar Akola Distt. Maharashtra REGN.No. 16383 GOVT. OF INDIA

NOTARY Adv. Shailesh G. Thosar Akola Distt. R. No. 16383 EXP. Dt. 26/01/2025 GOVT. OF INDIA

मुद्रांक पुरवठा दिनांक- 12 JUN 2024 मुद्रांक वरिष्ठ लिपीक कोषागार कार्यालय, अकोला

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, **MR. SUGAT GYANESHWAR WAGHMARE,** Age 54 Years, Occupation Business, PAN – AAPPW5415L, Address: - Sugat Bhavan, Ranpise Nagar, Near Bara Jyotirlinga Mandir, Akola - 444001, promoter of the proposed project **RAJGRUH MAGASVARGIYA CO-OP SOCIETY LTD. AKOLA**, do hereby solemnly declare, undertake and state as under:

ATTESTED Before Me

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४)/Only For Affidavit (Article 4)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे (For Submiting to) ———

प्रतिज्ञापत्रासाठीचे कारण (Reason for Affidavit) मुलाचे प्रवेश, पासपोर्ट

मुद्रांक विकत घेणा-याचे नाव व रहिवाशी पत्ता – ———

(Stamp Purchaser's Name / Place of residence)

मुद्रांक विक्री वसलची नोंद वही अनु.क्रमांक / दिनांक

(Serial No. / Date) 2067 19/6/2024

मुद्रांक विकत घेणा-याची सही

(Stamp Purchaser's Sig Dat

K. D. Laddha, Dist. Cour

S. V. Akola L. No 85/6201006

ज्या कारणासाठी खाली मुद्रांक खरेदी केला खोली त्याच कारणासाठी मुद्रांक वापरावा अन्यथा ; फौजदारी कार्यवाही करण्यात

ATTESTED
Before Me

GOVT. OF INDIA

1. That I, **MR. SUGAT GYANESHWAR WAGHMARE** has a legal title report on which the development of the project is proposed.

Promoter is a Developer of Sheet No. 71 bearing Survey No. 9/5/2, 9/5/3 and 9/5/4 admeasuring 1799.66 Sq. M. situated at Village Akola, Taluka & District Akola - 444004.

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 Promoter shall complete the said project on or before **31.12.2027**.

4. That seventy percent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation And Development) Rules 2017.

6. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 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

ATTESTED
Before Me

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 Akola on this day 20th Day of June 2024.

Sagar G. Waghmare
do swear in the name of God / Solemny Affirm that this is my name and Signature / or (Marks) and that the contents of this affidavit are true and correct.

(Signature of Deponent after attestation)

ATTESTED
Before Me

Each Executant has been identified by Shri. P.A.N. card.
Know to me the execution is to my satisfaction.

Deponent
ATTESTED
Before Me

d that this document / Affidavit contains Pages From 1 to 3 pgs

NOTED & REGISTERED
Sr. No. 224
21/06/2024

Adv. Shailesh G. Thosar
NOTARY
GOVT. OF INDIA - Reg.No.16383
Kapila Nagar, Gorakshan Road,
AKOLA. (M) : 9850349849

NOTARY
Adv. Shailesh G. Thosar
Akola Distt.
R. No. 16383
Exp. Dt. 26/01/2025
GOVT. OF INDIA

भारत INDIA पाँच रुपये FIVE RUPEES NOTARIAL
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