भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ BY 412056

NOTARY
Adv.
A. D. Nimbalkar
Akola Distt.
R. No. 15893
Expiring Dt.
12/12/2024
GOVT. OF INDIA

मुद्रांक पुरवठा
दिनांक-
09 AUG 2023
मुद्रांक विक्रेता लिपीक
कोषागार कार्यालय, अकोला

FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Sandip Shankarrao Deshmukh** being the promoter of the project.

I. **Mr. Sandip Shankarrao Deshmukh** promoter of the proposed project- **Aditya Heights** do hereby solemnly declare, undertake and state as under:

1. That I has a legal title Report to the land on which the development of the project is proposed

AND

I 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.

SIGNED BEFORE ME

3. That the time period within which the project shall be completed by me from the date of registration of the project is **31/12/2024**.

4. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I 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 I shall take all the pending approvals on time, from the competent authorities.

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

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

SIGNED BEFORE ME

Verification

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

Verified by me at Akola on this 23 day of August 2023.

Deponent

SIGNED BEFORE ME

Mr Sandip S Deshmukh

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)

NOTARY Adv. A. D. Nimbalkar Akola Distt. R. No. 15893 Expiring Dt. 12/12/2024 GOVT. OF INDIA

Certified that this document/ Affidavit contains Pages From 1 to 3 .... Dt. 23/08/23

NOTED & REGISTERED Sr. No. 96 2023

Each Executant has been identified by Shri. self Know to me. The execution is to my satisfaction.

Adv. Anil D. Nimbalkar
NOTARY
GOVT. OF INDIA-Reg.No.15893
Near Well, Deshmukh Fail, Akola
(M) 9822736128

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL CANCELLED CANCELLED CANCELLED

NOTARY ADV. A. D. NIMBALKAR Akola Dist. R. No. 15893 Exp. Dt. 12/12/2024 GOVERNMENT OF INDIA