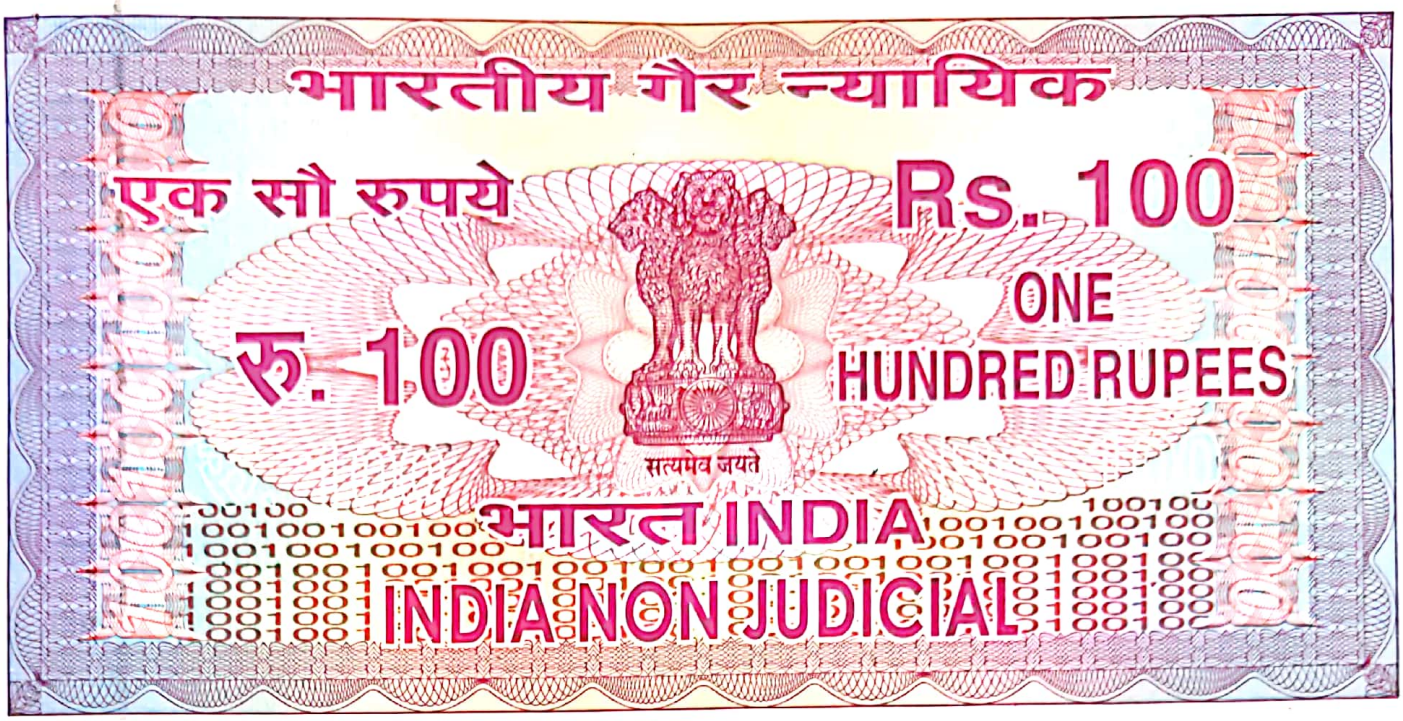


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 88AA 158148

FORM 'B'

मुद्रांक पुरस्कर्ता
दिनांक-
15 APR 2024
मुद्रांक वरिष्ठ लिपीक
कोषागार कार्यालय, अकोला

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.ManojPrabhakar Mahajan** Age 42 years having office at Ground floor, Mayureshwar Heights, Bisen layout, Madhav nagar , Akola

I,promoter of the proposed project does hereby solemnly declare, undertake and state as under:

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

   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 time period within which the project shall be completed by me/promoter from the date of registration of project;Will be **23 months** i.e. **10April 2026**.
4. That seventy percent of the amounts realized by me/promoter for the real estate project from the allotees, 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.

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दस्ताचा प्रकार/अनुच्छेद क्रमांक / Nature of Document/Article No.	प्रतिज्ञापत्र / बँके साठी / खाडा करारनामा
दस्त नोंदणी करणार आहेत का ? / Whether it is to be registered	नाही
नोंदणी होणार असल्यास दु.नि.का.चे नांव / If Registrable Name of S.R.O.	-
मिळकतीचे वर्णन / Property Description in brief	-
मोबदला रक्कम / Consideration Amount	-
मुद्रांक विकत घेणाऱ्याचे नांव / Stamp Purchaser's Name	मनोज प्रभाकर महाजन
दुसऱ्या पक्षकारचे नांव / Name of Other Party	मनोज — स्वतः
हस्ते असल्यास त्याचे नांव व पत्ता / If through other person then name & address	
मुद्रांक शुल्क रक्कम / Stamp Duty Amount	900/-
मुद्रांक विक्री बाबतची नोंद वही अनु. क्रमांक / दिनांक Serial No. / Date	193 / 2024 30/4/2024
मुद्रांक विकत घेणाऱ्याची सही / Stamp Purchaser's Sign./Date	सही MPmahajan

या कारणासाठी जर्मनी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे. सो. वापी मुद्रांक परवाना नं.क्र. ६२०१००८/सो. पी. नोंद, अकोला.

कार्यकारी नं... अकोला

MPmahajan

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017.
6. 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, in practice, 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 / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
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/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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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 Akola on 29 April 2024.

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वाचली.

सत्यापना

मी [illegible] कथन करतो कि, वरील शपथपत्रातील [illegible] माहितीनुसार खरा असुन, तो खोटा [illegible] भा.द.वि. कलम 193 (2), 200 नुसार [illegible] पात्र राहील.

ठिकाण .....

दिनांक .....

MPmahajan

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Affidavit No :
245013991126820104996 3

Applicant Name : **Manoj Prabhakar Mahajan**

Tehsil Name : **Akola**

कार्यकारी दंडाधिकारी अकोला



Date : **02/05/2024**

Signed and Sworn before by **Shri Manoj Prabhakar Mahajan** who is personally known to me or who has been identified by Shri. Shri Kishori **Shivshankar Patil** whose signature is hereby appended.

Signature Of Identifier
Shivshankar Patil

सचिन पाठे Tehsildar
Akola
कार्यकारी दंडाधिकारी Date: 02/05/2024

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