भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 15 OCT 2024 88AA 320020

NOTARY ADV. JITENDRA T. LADDHA AKOLA DIST. Regd No. 10795 Expiry Date 13/11/2024 GOVERNMENT OF INDIA

NOTED & REGISTERED 9244 2024

मुद्रांक पुरवठा दिनांक- 03 JUL 2024 मुद्रांक वरिष्ठ लिपीक कोषागार कार्यालय, अकोला

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Shrikrushna Sheshrao Baiskar**, being the partner of **Rudra Construction** being the promoter of the project, duly authorized.

I, **Mr. Shrikrushna Sheshrao Baiskar** duly authorized by the promoter of the proposed project **Rama Residency** 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.

Anil R. [illegible]
S.V.I.C. No. [illegible]

15 OCT

NOTARY
ADV.
HITENDRA T.
LADDHA
AKOLA DIST.
Regd No. [illegible]
Expiry Date
13/11/2024
GOVERNMENT OF INDIA

3. That the time period within which the project shall be completed by me from the date of registration of the project is **31/03/2028.**

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 has 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

NOTARY ADV. JITENDRA T. LADDHA AKOLA DIST. Regd. No. 15398 Expiry Date 13/11/2024 GOVERNMENT OF INDIA

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 day of October 2024.

Deponent

2024

AFFIDAVIT

Noted & Regd. at Sr. No. 9244/2024 Dated 15/10/2024

Sworn before me on day of 15/10/2024 by Shri/Smt. Shrikrushna Shesharao Baiskar aged 45 yrs., Occu Business r/o Chandur, Akola. identified by Adh. 480035308305. who is personally known to me and whose signature herein been appended

15 OCT 2024

Certified that the document/ Affidavit contains page Nos. 1 to 03 (Total 03)

NOTARY ADV. JITENDRA T. LADDHA AKOLA DIST. Regd. No. 15398 Exp. Date 13/11/2024 GOVT OF INDIA

Laddha

JITENDRA T. LADDHA
ADVOCATE & NOTARY,
Appointed by Government of India
Dist. AKOLA (M.S.)

NOTARY J. T. LADDHA Dist. AKOLA Regd. No. 15398 Exp. Date 13/11/2024 GOVERNMENT OF INDIA

CANCELLED CANCELLED CANCELLED

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