

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CS 399816

NOTARY
Adv. SANTOSH L. DHAYADE
Akola Distt.
R. No. 27996
Expiring Dt. 12/12/2029
GOVT. OF INDIA

NOTED & REGISTERED
Sr. No. 02/2025

मुद्रांक पुरवठा
दिनांक- 13 DEC 2024
मुद्रांक विक्रेता/लिपीक
कोषागार कार्यालय, अकोला

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 Mangesh Shankarrao Deshmukh Promoter of the proposed project Golden Leaf duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17/12/2024

I ,Mr Mangesh Shankarrao Deshmukh Promoter of the proposed project Golden Leaf 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 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 said project is free from all encumbrances.

MSDeshmukh
SIGNED
BEFORE ME

नोंदपत्र - २

दस्ताचा प्रकार/अनुच्छेद क्रमांक -

दस्त नोंदणी करणार आहेत का ?

नोंदणी होणार असल्याचा दस्तास लिखाणाचा खर्च -

मिळकतीचे वर्णन-

मोबदला रक्कम ६१२१५२१ ५५५५

मुद्रांक शुल्क भरल्याचे तपशील-

दुरुस्ती पृष्ठ. ६२१३२५

हस्ते अशोक [illegible]

मुद्रांक शुल्क रक्कम- २५२२२

मुद्रांक विक्री ज्या व्यक्तीस ..... दिनांक 16/12/24

सुधिर ब. खडे, मुद्रांक विक्रेता, अकोला
ना.क्र. ३५/२००१

[illegible]





3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be 36 Months i.e 31/12/2027

4. That, seventy per cent of the amounts realized 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

Mr Mangesh Shankarrao Deshmukh

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 on this day of 17/12/2024

Deponent

Mr Mangesh Shankarrao Deshmukh

SIGNED BEFORE ME

I Mangesh 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)

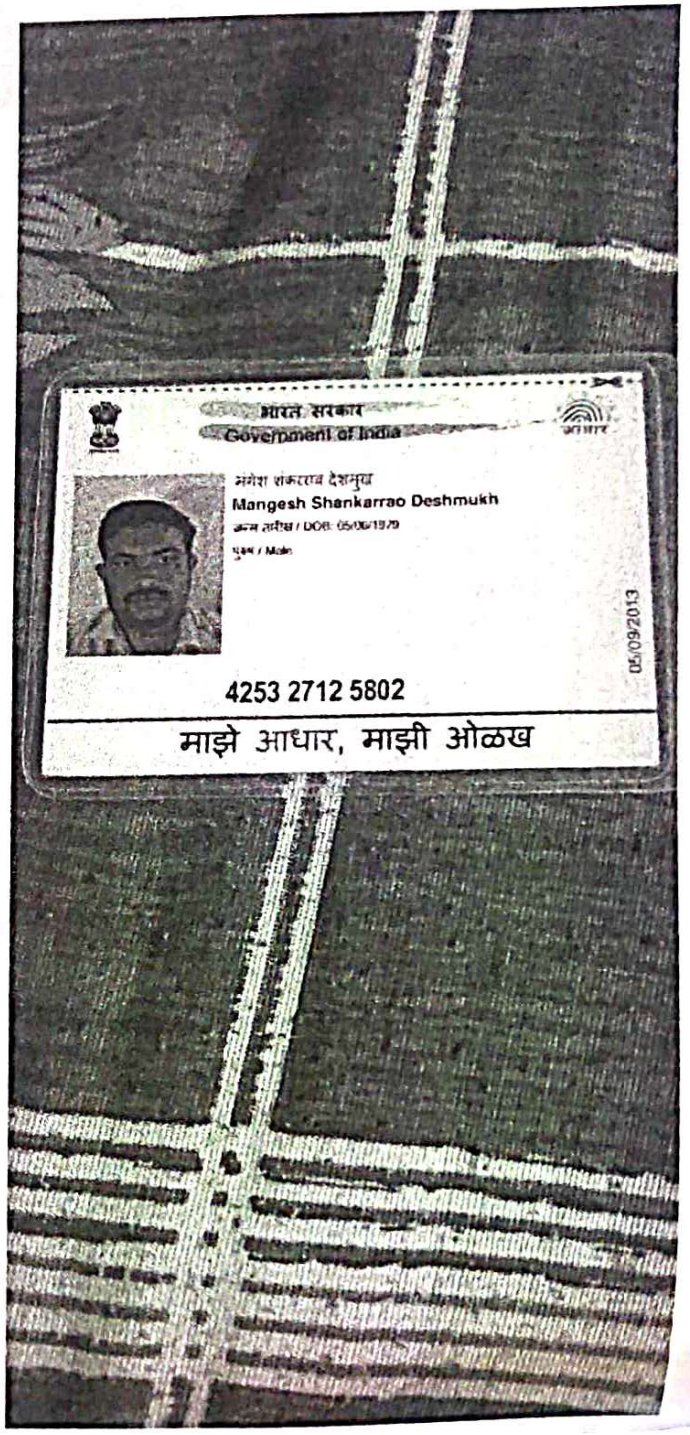
Certified that this document / Affidavit contains Pages From 1 to 3 Pages

Adv. SANTOSH L. DHAYADE
NOTARY
GOVT. OF INDIA - 27996
Doke Plots, Near Petrol Pump,
Lahan Umri, AKOLA. (M) 7030302925.

2 JAN 2025


NOT
Adv.
L.D
Ak
R. N
Exp
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GOVT





SIGNED
BEFORE ME