



महाराष्ट्र MAHARASHTRA

BEFORE NOTARY PUBLIC WARDHA (M.S.) PR 410337

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FROM 'B'

[See rule3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

मुद्रांक लिपिक/उप-लेखापाल
कोषागार कार्यालय, वर्धा.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SUDHAKAR PANDURANGJI SATONE
Promoter of the proposed project/ duly authorized by the promoter of the proposed
project, vide its/his/their authorization dated

28/08/2017

I, Mr. SUDHAKAR PANDURANGJI SATONE promoter of the proposed project/
duly authorized by the promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

That I / promoter have / has a legal title Report to the land on which
the development of the project is proposed

OR

I have/has a legal title Report to the land on which the development of the proposed
project is to be carried out



मुद्रांक विधी मोद नहीं वनु. क्र. 308 / दिनांक 21/06/96
 दस्तावेज प्रकार
 क्या मालिकी कबलात आदेश का ? होय / नाही
 निम्नलिखित विवरण भरिये
 मुद्रांक विधीत दस्तावेज की प्रकृति व जहाँ श्री. सुधाकर चंडेराणी सखेले लॉरि डीमोल प्रोजेक्ट में
 है दस्तावेज का कि नाम व प्रकृति
 कुल मालिकी का क्षेत्र
 मुद्रांक शुल्क स्वयम् 9000
 मुद्रांक विधीत दस्तावेज की प्रकृति व जहाँ
 व धा. प्रकृति का शुल्क 0000
 क्या का फाटो व लॉरि मुद्रांक सखेले लॉरि डीमोल प्रोजेक्ट में
 मुद्रांक बरदी कबलात का 6 भाग का प्रकरण बरदी कबलात का है



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.

OR

That details of encumbrances free from including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project :

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 /the 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



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 _____ on this _____ day of _____.


Deponent



SWORN/SOLEMNNY AFFIRMED
BY Shri. Sudhakar
D. Sabane
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY _____
BEFORE ME THIS THE 31
DAY OF Aug. 2017 AT
WARDHA
A. H. Sabane
NOTARY
WARDHA DIST. (M.S.) INDIA

