

महाराष्ट्र MAHARASHTRA

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PR 320829

Reg. No. 1570 28/7/17

JUL 2017

NOTARY

उप-निबंधक/उप-लेखापाल

FROM 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. Hemant Vishwashrao Deshmukh,** a Partner of **"Maa Vaishnavi City Developer (Promoter of the ongoing project Mahalaxmi Apartment, Mouza – Nalwadi, Plot No.23, Survey No.49/4/A/1, 49/4/A/2, Tah.Wardha, Dist.Wardha.)"/** ~~**Promoter of the proposed project**~~/ duly authorized by the, promoter of the ongoing ~~**proposed**~~ project vide ~~**its/his**~~/their authorization dated **13 July 2017.**

I **Mr. Hemant Vishwashrao Deshmukh,** ~~**promoter of the proposed project**~~ /dully authorized by the promoter of the ongoing proposed project do hereby solemnly declare, undertake and state as under :

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

~~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 including dues and litigation details of any right, title, interest or name of any part in or ever 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 : **31 December, 2018.**

4. ~~(a) For new project :~~

~~That seventy percent of the amounts realized by me /promoter for the real estate project from the allotted, 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 percent of the amounts to be realized hereinafter by me /promoter for the real estate project from the allotters, from time to time, shall be deposited in a separate account to 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 realized hereinafter by me/promoter for the real estate project from the allotted, from time to time, shall be deposited in a separate account to 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That / 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 amount collated 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 /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That /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 /the promoter have /has furnished such other documents as have been prescribed by the flues and regulations mad under the Act.

10. That /the promoter shall not discriminate against any allotted 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 there from.

Verified by me at **WARDHA** on this 28th day of July 2017

Deponent

GOVT. OF MAHARASHTRA * DISTRICT NOTARY * ANIL G. LAMBAT

Sworn/Solemnly affirmed before me on this 28/7/17

Anil G. Lambat
NOTARY 28/7/17
WARDHA (Maharashtra)
(INDIA)

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IN THE PRESENCE OF HON'BLE EXECUTIVE MAGISTRATE COURT,
Wardha

Maha e-Seva Kendra
Village- **Wardha (M Cl)** ,Tehsil- **Wardha** ,District- **Wardha**

Ganraj

Applicant Name	:	Hemant V Deshmukh
Age	:	46
Occupation	:	Others
Address	:	, Wardha (M Cl) , Wardha , Wardha , 442001

Reason For Affidavit :

The information stated above is true and correct to the best of my knowledge.Hence this Affidavit is made.

Place	:	Wardha
Date	:	24/07/2017

Signature of Affidavit Holder

Declaration

I Shri Hemant V Deshmukh solemnly affirm that the details furnished in the above Affidavit is true and correct to the best of my knowledge and if anything contrary to the above is found, I will be liable for punishment/penalty under Section193(2),199 & 200 of the Indian Penal Code.

Place	:	Wardha
Date	:	24/07/2017

Signature of Affidavit Holder



Affidavit No :
[illegible]१९१९२६८४००४०३४१९

Applicant Name :**Hemant V Deshmukh**

Tehsil Name :**Wardha**

Date :**२४/०७/२०१७**

Signed and Sworn before by **Shri Hemant V Deshmukh** who is personally known to me or who has been identified by **Shri Deshmukh** whose signature is hereby appended.

Signature Of Identifier
Deshmukh

Executive Magistrate
Wardha
Date :**२४/०७/२०१७**

Visit our website https://www.mahaonline.gov.in and verify your certificate by using the barcode.

Signature valid
Digitally Signed by
Dilip Raut
Date:24-07-2017 13:58:59