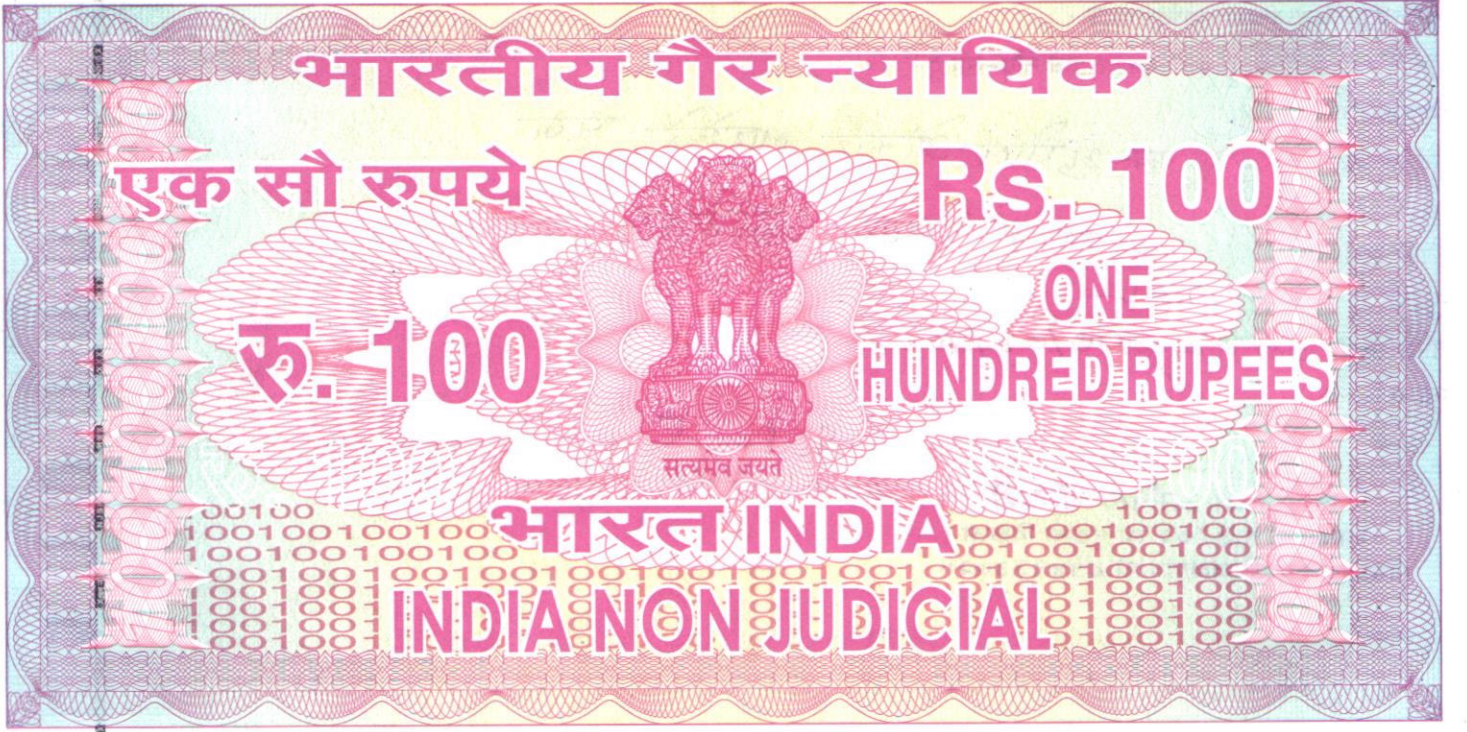




महाराष्ट्र MAHARASHTRA

2023

88AA 136858

जिल्हा कोषागार जळगांव
प्रमाणित करण्यात आलेला आहे
05 FEB 2024
मुद्रांक प्रमुख लिपीक जळगांव

Sr. No.	21
DATE	8/2/24
PAGES	03

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./Ms. SUSHIL ONKAR NARKHEDE of AASAWARI SOCIETY, POND ROAD, 6TH FLOOR, 27, IDEAL COLONY, DIST PUNE, MAHARASHTRA – 411038. co-promoter of the proposed project / duly authorized by the promoter of the proposed project having its register office at, vide its/his/their authorization dated NA.

I, SUSHIL ONKAR NARKHEDE co-promoter of the proposed project / ~~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 Report to the land on which the development of the project is proposed

OR

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

AND



दस्तावेजा प्रकार- १२१ कागजी

दस्त नोंदणी करणार आहेत का?

नोंदणी होणार असल्यास दु.मि.कार्यालयाचे नाव-सह.दु.मि.

मिळकतीचे वर्णन-

मुद्रांक विकत घेणाऱ्याचे नाव- भुरील ओंकार नारिडे, पुणे

दुसऱ्या पक्षधारकाचे नाव-

हरते असल्यास नाव व पत्ता- सागर इंगळे, जळगाव

मुद्रांक शुल्क रक्कम-१००/-

नोंदवही क्र. ३४८४२ दि.०७/०२/२०२४

मुद्रांक विकत घेणाऱ्याची सही-



सौ. छाया अनिल चौधरी

लायसेन्स नं.३/०२ ला.मुद्रांक विक्रेता

जयकिसन वाडी जळगाव.पो.८१४९३३७२५



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 rights, title, interest or name of any party in or over such land, along with details are set out in Annexure — A hereto.~~

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project on or before 30th June, 2026;

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.

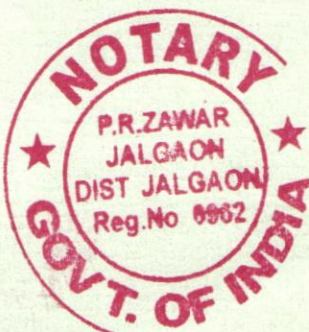
~~(b) For ongoing project on the date of commencement of the Act~~

~~(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.~~

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 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 ~~the~~ promoter shall take all the pending approvals on time, from the competent authorities.
8. That ~~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 ~~the~~ promoter ~~have~~ / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That 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

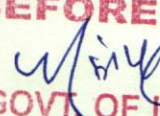
Verification

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 JALGAON on this Thursday, 08 February 2024


Deponent

SIGN BEFORE ME


NOTARY (GOVT. OF INDIA)
JALGAON, DIST. JALGAON
Reg. No. 6962

