भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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49AA 950855

मुद्रांक पुरवठा
दिनांक-
08 SEP 2023
मुद्रांक वेंडर लिसेंस
कोषागार कार्यालय, अकोला

NOTARY
Adv. M. Ilyas Shaikhani
Regn. No. 15482
Dist. Akola
Expiry Dt. 18.11.2024
GOVT. OF INDIA

FORM 'B'

[See rule3(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. Deepak Rajesh Agrawal, about – 30 years, (Land Owner & Promoter)** of the proposed New project **"VISHWAMUKH RESIDENCY"**, duly authorized by the Promoter of the Proposed New Project;

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद - 4)

मुद्रांक विकत घेणा-याचे नांव व रहिवासी पत्ता-

मुद्रांक विक्री बाबतची नोंद वही

अ.क्र. 1257 दिनांक 7/10/17

शशिकांत वा. वाघ.
मुद्रांक विक्रेता, अकोला.
ला.क्र.10 / 2001.

मुद्रांक विकत घेणा-याची
सही / अंगठा

मुद्रांक विक्रेता अकोला,

[illegible] दिवाणी न्यायालय

NOTARY
Adv. M. Dyas
Shegaon
Regd. No. 11457
Distt. Akola
Expiry Dt.
15.11.2004
GOVT. OF

I, Deepak Rajesh Agrawal (Land Owner & Promoter), of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before 31/07/2025.

4. **(a)For New projects:-**
   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.
   (b) For ongoing project on the date of commencement of the Act.
   That seventy per cent of the amounts to be realised hereinafter by 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 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 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.

Deepak Rajesh Agrawal
(Land Owner & Promoter)

(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 on this day of **11/09/2023**.

Signature of Deponent
After Attestation
Deepak Rajesh Agrawal
(Land Owner & Promoter)

SIGNED BEFORE ME

I Deepak Rajesh Agrawal
do swear in name of God/
Solemnly Affirm that this is Rly Talkeram Chowk,
my Name and Signature /of
Mark and that the contents of Akola, Tq & Distt Akola
this my affidavit are true.

Identified by 689826428287
who is knwon to me personally.
Certified that this document Affidavit
contains pages from 1 to 3
Distt. Akola
Sr. No. 4499/2023

11 SEP 2023

11.9.2023
M. ILYAS SHEKHANI Adv.
NOTARY REGN.NO. 15480
Distt. Akola
Mob. No.8087245808

NOTARY
M. ILYAS SHEKHANI
Distt. Akola
Maharashtra
Regn. No.
15480
GOVERNMENT OF INDIA

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