N.R.S. No. II/ 53/2020

भारतीय गैर न्यायिक

भारत INDIA

500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ AT 378806

NOTARY
R. S. BHOTAR
Dist. Amravati
Maharashtra
Regd. No. 15678
GOVT. OF INDIA

TREASURY OFFICE
9 JUN 2020
AMRAVATI

NOTARY
RAMESH S. BHOTAR
NOTARY ADVOCATE
Amravati (M.S.) India
Reg. No. 15678

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Satish Jawaharlal Kanojiya, Prop. of M/s J.K. Builders & Developers, Age: 45, Occ: Business, PAN: AGMPK4971A Residing at: Vidyut Nagar, V.M.V. Road, Amravati Tq.Dist. Amravati, Maharashtra, 444604**, The Promoter (Land Owner) of the proposed project, **'Mahakal Residency'**, located at Plot No.4, out of field survey no. 14/1, Mouje Navsari Pragne Nandgaon Peth, Tq.Dist. Amravati.

I, **Mr. Satish Jawaharlal Kanojiya, Prop. of M/s J.K. Builders & Developers,** Age: 45, Occ: Business, PAN: AGMPK4971A, Residing at: Vidyut Nagar, V.M.V. Road, Amravati Tq.Dist. Amravati, Maharashtra, 444604, promoter (Land Owner) of the proposed project, **'Mahakal Residency',** located at Plot No.4, out of field survey no. 14/1, Mouje Navsari Pragne Nandgaon Peth, Dist. Amravati, do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report 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 project land is free from all encumbrances except which is mentioned in Title Search Report.
3. That the time period within which the project shall be completed by me from the date of registration of project.
4. That seventy percent 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I 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

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withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponents:

Mr. Satish Jawaharlal Kanojiya

NOTARY GOVT. OF INDIA

ATTESTED THE SIGNATURE OF THE EXECUTANT AND NOT RESPONSIBLE FOR THE CONTENTS

NOTARY
RAMESH S. BHOYAR
NOTARY ADVOCATE
Amravati (M.S.) India
Reg. No. 15678

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 Amrtavati on this 07 th. day of Jully 2020

I do swear in the name of God
solemnly affirm
That, This is my name and signature
(or mark) and that the Contents of this
my affidavit are true and correct

Signature of Deponent

Signature of Notary

Deponents:

Mr. Satish Jawaharlal Kanojiya