

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ BV 939965

जयवंत अ. देशमुख
(मुद्रांक विक्रेता)
अमरावती शहर

OFFICE OF THE SUB REGISTRAR
26 APR 2023
AMRAVATI

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.Rajen Gopalrao Patil aged about 51 years (Authorized Signatory & Designated Partner) of M/S Deeprajam Infraspace LLP

Promoter of the proposed project "**Vista Imperia**" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **12/04/2023**:

I, Rajen Gopalrao Patil

(Authorized Signatory & Designated Partner) duly authorized by the Promoter of the proposed New project do hereby solemnly declare, undertake and state as under:

1. **That promoter 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

   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.

3. That promoter undertakes to complete the project on or before 31/05/2028

4. (a) For new projects:
   That seventy per cent of the amounts realized 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 realized 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 realized 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 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 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 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 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.

For Deeprajam Infraspce LLP

Rajen G Patil
(Authorized Signatory &
Designated Partner)
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 Amravati on this 04th May 2023.

For Deeprajam Infraspce LLP

Rajen G Patil
(Authorized Signatory &
Designated Partner)
Deponent

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कोर्ट विद्यमान कार्यकारी दंडाधिकारी साहेब,

प्रतीज्ञालेख करिता

अर्जदाराचे नाव	:	राजेन गोपालराव पाटील
वय	:	51
व्यवसाय	:	इतर
पत्ता	:	, अमरावती , अमरावती , अमरावती , 444601

प्रतिज्ञापत्राचे कारण

प्रतीज्ञालेख करिता

मला ज्ञात माहितीनुसार वर नमूद केलेले तपशील सत्य आणि अचूक आहेत. त्यानुसार हे शपथपत्र केले आहे.

ठिकाण :

तारीख : 04/05/2023

(शपथकर्ता / कर्ती सही)

प्रतिज्ञापत्र

मी श्री. राजेन गोपालराव पाटील शपथेवर जाहिर करतो/करते की, वरील शपथपत्रातील संपुर्ण मजकुर माझ्या माहितीनुसार खरा असुन, तो खोटा आढळल्यास मी भा.दं.वि. कलम १९३(२), १९९ व २०० नुसार दंडाचे शिक्षेस पात्र राहील.

ठिकाण :

तारीख : 04/05/2023

(शपथकर्ता / कर्ती सही)

Affidavit No : 235034009126820139 2747

Applicant Name : **राजेन गोपालराव पाटील**

Tehsil Name :



Date : **04/05/2023**

Signed and Sworn before by **श्री. राजेन गोपालराव पाटील** who is personally known to me or who has been identified by **श्री. भागवत** whose signature is hereby appended.

Signature Of Identifier
भागवत

Executive Magistrate
Amravati

तहसीलदार

Date : **04/05/2023**

www.mahaonline.gov.in या संकेतस्थळाला भेट द्या आणि आपल्या बार कोडचा वापर करून प्रमाणपत्राची पडताळणी करा.