



18 FEB 2020

मुद्रांक लिपिक/उप-लेखापाल
कोबागार कार्यालय, वर्धा.

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WD 165971

राजकुमार र. देशमुख

3849E

28-2-2020

I Anil G. Lambat, NOTARY, Wardha,
duly appointed by Maharashtra State
Government under Indian Notary Act
1954 to administer Oath / Authenticate
Document etc.

(Anil G. Lambat)
NOTARY, Gond Plot, WARDHA

FORM 'B'

[See Rule 3(6)]

262
NOTERIAL REGI.

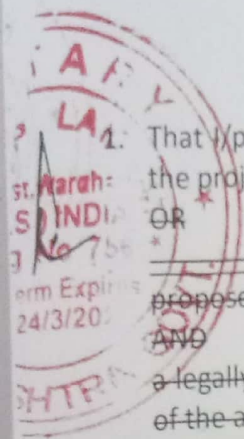
24/2/2020

Date... 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. Rajkumar R Deshmukh, promoter of the proposed
project/ duly authorized by the promoter of the proposed project, vide its/his/their
authorization dated 21st February 2020.

I, Rajkumar R Deshmukh 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
a legally valid authentication of the 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of the project; 31st March 2029.

4. (a) For new project:

That seventy per cent of the amount 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.

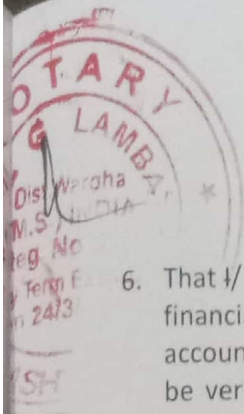
(b) For ongoing project on the date of commencement of the Act:

(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, bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

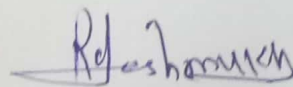
OR

(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, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rule 2017.



6. That I/ promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of a accounts duly certified and signed by such Chartered Accountant, in practice, 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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 I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act
10. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be



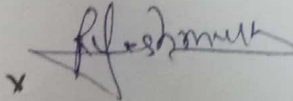
Deponent

Rajkumar R Deshmukh

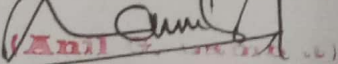
Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Wardha on 21st day of February 2020.



Sworn / Solemnly affirmed
before me on this **24 FEB 2020**


(Anil G. Lambat)
NOTARY
WARDHA (Maharashtra)
(INDIA)
24/2/2020

