



महाराष्ट्र MAHARASHTRA

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NOTARIAL REG. 1169
ENTRY NO. 1217
DATE 21/07/2020 D 694427



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. Anil Arunrao Karotkar , Proprietor of
"MAHALAXMI LAND DEVELOPERS" (promoter of the proposed Project
BALAJI NAGRI – Mauja: Deoli, Survey no. 969, Tah: Deoli & Dist : Wardha:
442101.") duly authorized by the promoter of the proposed project, vide its / his/
their authorization.

Dated: /07/2020

प्लॉटचा प्रकार/अनुच्छेद क्रमांक - कृ. २४/२००१
वस्तू नोंदणी करणार आहेत का? - नाही
नोंदणी होणार असल्यास दुसऱ्या किंवा तिसऱ्या क्रमांकाचे
नांव.....
मिळकतीचे वर्णन

मोबदला रक्कम
मुद्रांक विकत घेणाऱ्याचे नांव श्री अनिल अरुणराव कारोतकर २४. ६००
दुसऱ्या पक्षाकराचे नांव
हस्ते असल्यास त्याचे नांव व पत्ता.....
मुद्रांक शुल्क रक्कम 100/-
मुद्रांक विक्री नोंद वही अनु. क्र. 2963
दिनांक..... 16-07-2020
मुद्रांक विकत घेणाऱ्याची सही

परवाना क्र. - 3/2001 नविन-458 3009

मुद्रांक विहीने ठिकाण/पत्ता - एस.आर. पाटेल
प्लॉट नं. १, शेवळी, ज. शेवळी, जि. बल्लार

I, Mr. Anil Arunrao Karotkar, 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 title of such land long 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 right, 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 project; 31/03/2022

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 amount 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 schedule 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 amount from the separate account shall be withdrawn in accordance with Rule 5
6. That I / the promoter shall get the account 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 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 /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I /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 I /the promoter have / has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I /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



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Attested

SMT. SANGEETA S. RATH
ADVOCATE / NOTARY
WARDHA, SELOO DIST. WARDHA
MS S. RATH

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 _____ on this ____ day of _____

Deponent

[Signature]



BY THE DEPONENT / SOLEMNLY AFFIRMED

WHO/IS ARE PERSONALLY KNOWN TO ME / IDENTIFIED BY
Adv. / S. S. Rathi Notarize at
Notary BEFORE ME THIS THE 21/07/2020 Seeloo
DAY OF AT TAH. SELOO, DIST. WARDHA
Smt. Sangeeta S. Rathi Identified on the basis of Aadhar card
ADVOCATE / NOTARY
SELOO DIST. WARDHA
(M.S.) INDIA

Attested

[Signature]
SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
TAH. SELOO DIST. WARDHA
(M.S.) INDIA