



महाराष्ट्र MAHARASHTRA

2020

NOTARIAL REG. 1169
ENTRY NO. 2438
DATE 11/10/2021

XF 211120



6 SEP 2021

FORM 'B'
[See Rule 3(6)]

SHREE SAMARTH INFRA
Partner

महाराष्ट्र, लिपिक / उप-लेखापाल
वार्धा, वागागर कार्यालय, वार्धा.

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. Manoj S/o Ghansham Vora partner of the proposed project / ~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 08/10/2021~~

I, Manoj S/o Ghansham Vora partner 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

08/10/2021

श्री. सत्यार्थ इन्फ्रा तर्फे मनोज दाख्यापत्री व्हेरा
व्हा.

SHREE SAMARTH INFRA



Handwritten signature

आम १५५५ नं० वहा ठाम् कसमाम्
हस्ताक्षर
हस्त सहायता कायदा अन्वयेत का ?
मिळकताच थाडामान
पुढाक विवत वेत
हस्त अमर
इसका पत्र
पुढाक शुल्क
पुढाक विक्रीत ऐ. पी. भानव
इ.स. परवाना क. नं० ३१/१३/८
का कारणावली व्हागी पुढाक व्हेरा कायदा अन्वयेत कायदा कारणावली



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 will be **31 March 2023**

4. (a) For new project :

That seventy per cent of the amount realized by me/promoter for the real estate project from the allottee's, 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 the 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 & Disclosures on Website) Rules, 2017.



6. That I/~~the 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/~~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 regulations 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

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 24 on this 10 day of 2021

SWORN SOLEMNLY AFFIRMED
BY The deponent

WHO/IS/ ARE PERSONALLY
KNOWN TO ME / IDENTIFIED BY

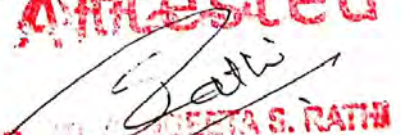
Adv. / S. S. Rathi Notarize
Notary

BEFORE ME THIS THE 10 day of 11/10/2021
AT TAH. SELOO DIST. WARDHA

Smt. Sangeeta S. Rathi
ADVOCATE / NOTARY
TAH. SELOO DIST. WARDHA
(M.S.)


Deponent

Identified
on the basis
of Address

Attested

Smt. SANGEETA S. RATHI
ADVOCATE / NOTARY
TAH. SELOO DIST. WARDHA
(M.S.)

