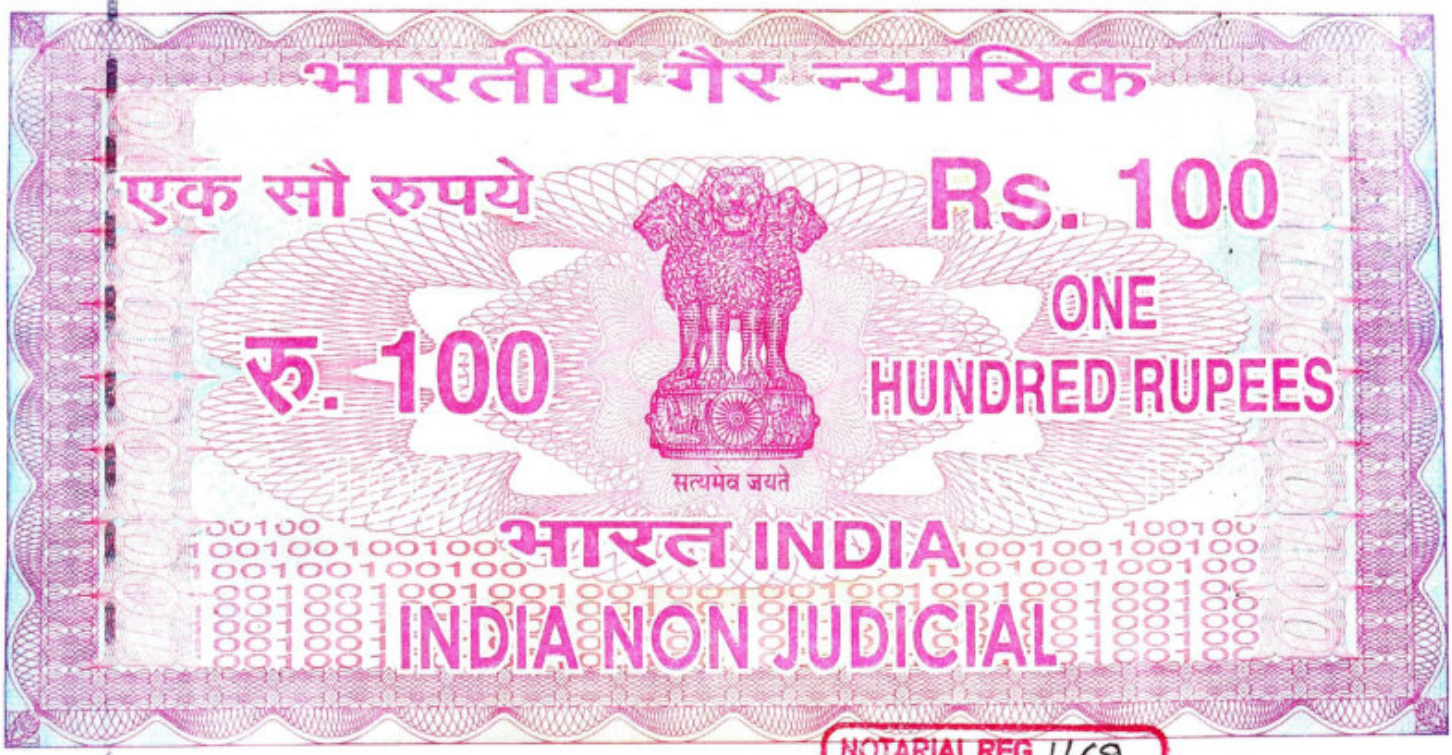


महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

NOTARIAL REG. 1169
ENTRY NO. 2848
DATE 23/11/2021

XF 193680



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. Manish Sharadkumar Tiwari, a promoter of the proposed **Project "GANESH NAGAR PART - 2"** – Mauja: Deoli, Survey no. 194/2 Tah Deoli & Dist : Wardha. duly authorized by the promoter of the proposed project, vide its / **his**/ their authorization.

Dated:

करारनामा
नोटरी

मनिष शरदकुमार तिवारी वय. वर्ष

100₹
4590
11-11-2021

I, Mr. Manish Sharadkumar Tiwari, 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 us / promoter from the date of registration of project; 31/12/2023.

4. (a) For new project :

That seventy per cent of the amount realized by us/ 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 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 us/ 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 of Maharashtra Real Estate (Regulation & Development) (Regulation of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest & Disclosure in Website Rules 2017).

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.

NOTARY SMT. SANGEETA S. RATHI Tah Seloo Distt Wardha (M.S.) India Regn No. 1169 GOVT. OF MAHARASHTRA

CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us _____ at _____ on this ___ day of _____ _____

NOTARY SMT. SANGEETA S. RATHI Tah. Seloo Distt. Wardha (M.S.) India Regn. No. 1169 GOVT. OF MAHARASHTRA

SWORN SOLEMNLY AFFIRMED BY The deponent

WHO/IS/ ARE PERSONALLY KNOWN TO ME/ IDENTIFIED BY Adv. S. Rathi Notarize at Seloo

BEFORE ME THIS THE 23.11.2021 Identified on the

DAY OF _____ AT TAH. SELOO, DIST. WARDHA basis of Aadhaarcard

Smt. Sangeeta S. Rathi
ADVOCATE / NOTARY
DIST. WARDHA
INDIA

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