



महाराष्ट्र MAHARASHTRA

2019

WD. 362016



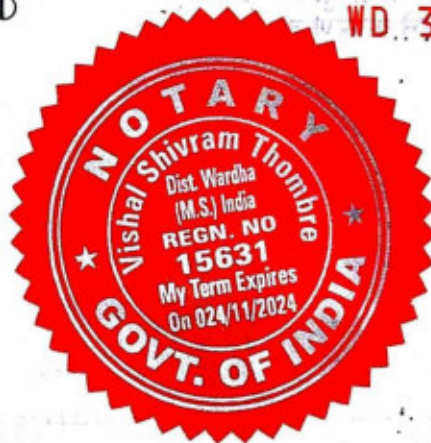
MAR 2020

मुद्रांक लिपिक / उप-लेखापाल
शेगाणकार कार्यालय, वर्धा.

NOTARIAL REG.

ENTRY NO. 2376

DATE 21/9/2019



FORM 'B'

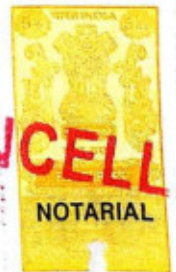
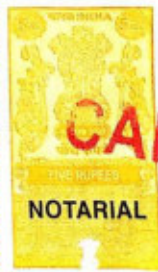
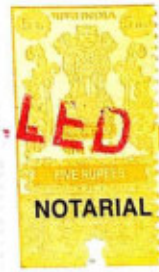
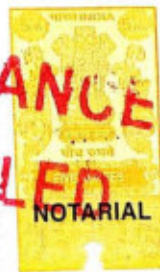
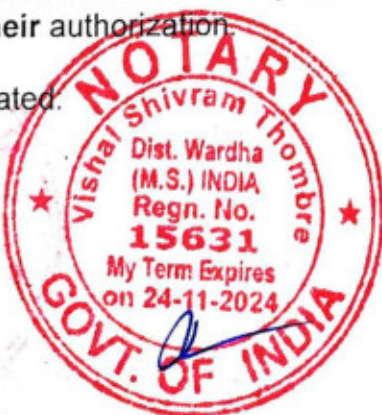
[See rule 3(6)]

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. Harshal Prabhakar Shegaonkar, a partner of
"PIONEER BUILDERS", promoter of the proposed Project "PRATAPGAD
APARTMENT" – Plot no. 1, Mauja: Pipri (Meghe), Survey no. 321/1Tah & Dist :
Wardha: 442001. duly authorized by the promoter of the proposed project, vide its / his/
their authorization.

Dated.



प्रस्ताव प्रकार / अनुच्छेद क्र.
दस्त नोंदणी करणार आहेत का ?
नोंदणी होणार असल्यास दुय्यम निबंधक
कार्यालयाचे नाव
मिळकती, वर्ग
मोबल
मुद्रांक विभाग येथील नाव
दस्तावेजाचे क्रमांक
हस्त अलखाला लागू पत्र व पत्ता

प्राप्ति ५२

विश्वेश्वर
प्राप्ति ५२
२६/०४/२०२२

१२.३ २६/०४/२०२२

मुद्रांक विभाग येथील अनुक्रमांक / दिनांक
मुद्रांक विभाग येथील सही

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र.
तसेच मुद्रांक विक्रेत्याचे कि. म. रक्कम हो. गपफार हो. इबाही
मुद्रांक विक्रेत्याचे कि. म. रक्कम हो. गपफार हो. इबाही
क्रमांक - ८८५ व सही क्रमांक ४५०५००.

For Pioneer Builders

Partner

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी
क्यापासून ६ महिने वापरणे बंधनकारक आहे

I, Mr. Harshal Prabhakar Shegaonkar, 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 We /-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; 31/12/2024.

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 We /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 We / the promoter shall take all the pending approvals on time, from the competent authorities.
8. That We / 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 We /the promoter have / has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That We /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 Pioneer Builders
Partner

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 _____

Sworn before me on this 21st dt. Sept 2024 at Wardha by Shri/Smt. Marshal Prabhakar shegaonkar R/o Wardha who has been identified by Shri/Smt. P. R. Sontalake Advocate, Wardha.

For Pioneer Builders
Partner

NOTARY
GOVT. OF INDIA
Wardha, (M.S.) INDIA