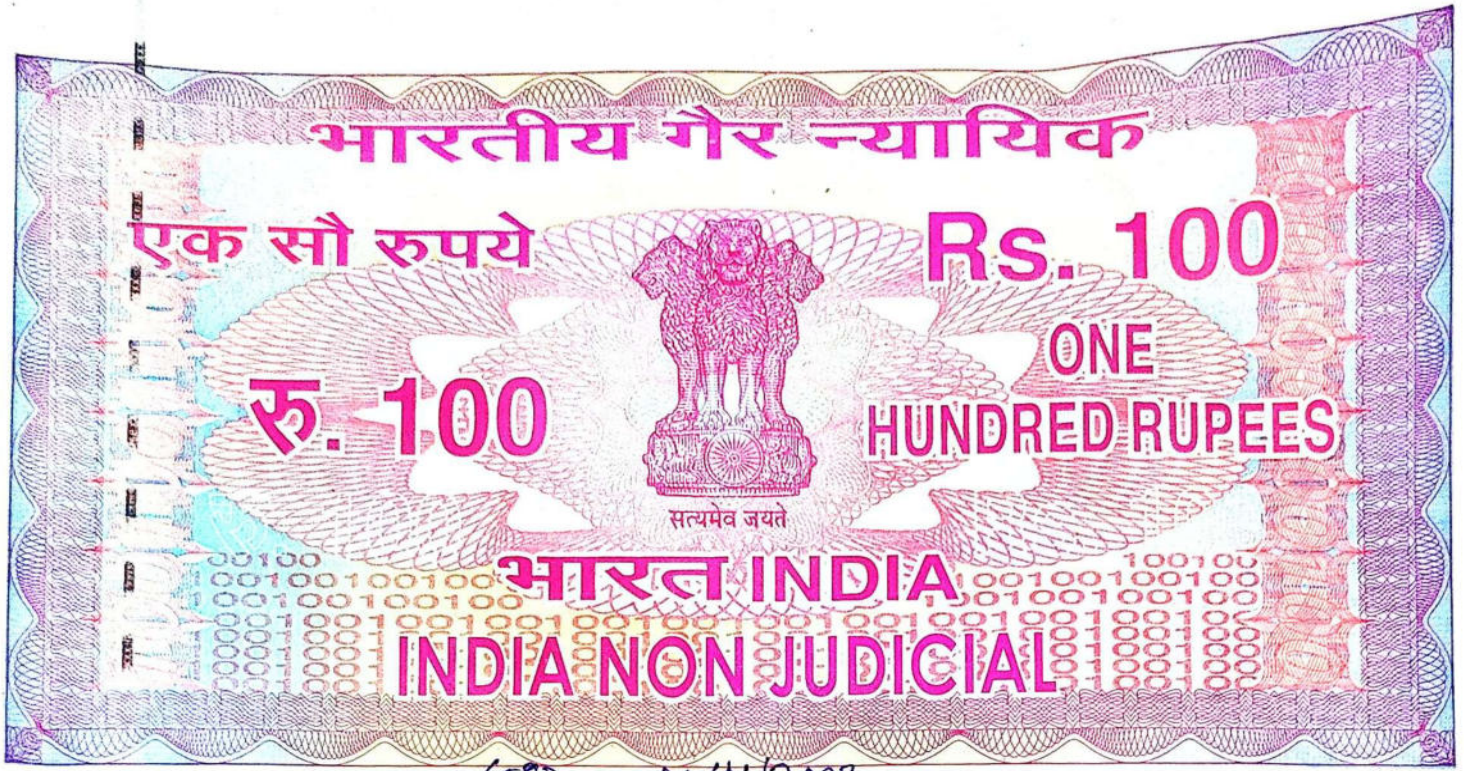




महाराष्ट्र MAHARASHTRA

2023

55AA 989628

सम्पत्ति नादणो करणाः जाहेत का ? होय / नाही
मिलकतोचे थोडक्यात वगण
पुढाक विकत घेणाऱ्याची नाव व सही प्रदिप विठ्ठलेश्वर विठ्ठल
हस्त अमल्यास त्यांचे नाव व पत्ता
दस्तावेज पक्षकाराचे नाव
पुढाक शुल्क रक्कम
पुढाक विकता ऐ. पी. भानसे जि. न्यायाधीश कार्यालय पराह
वर्ग परवाना क्र. जमा ३१/१९९८ नं. ४५०१०१०,
वर्ग १२०१/२०१० नं. १२०१/२०१० नं. १२०१/२०१०



- 9 OCT 2023

मुद्रांक विभाग / उप-
कोषागार कार्यालय, वर्धा.

BEFORE NOTARY PUBLIC, WARDHA (M.S.)
ADV. ANURADHA H. SABANE

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. Vrushabh A. Thakre, Mr. Pradip V. Giradkar, Mr.
Pavan S. Vidhwani and Mr. Shankar C. Yeulkar promoter of the proposed Project
"GAYATRI PARK" – Mauja: Pipri (Meghe), Survey no. 358, Tah & Dist: Wardha -
442001, duly authorized by the promoter of the proposed project, vide its / his/ their
authorization

Dated:



NOTARIAL REG.
ENTRY NO. 8958
DATE 01/11/2023

We, Mr. Vrushabh A. Thakre, Mr. Pradip V. Giradkar, Mr. Pavan S. Vidhwani and Mr. Shankar C. Yeulkar, ~~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; 31/03/2026.

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.

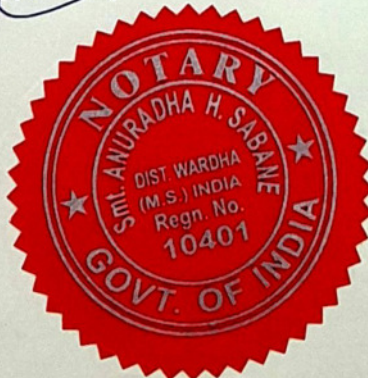


Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by me _____ at Wardha on this 1st day of Nov. 2023.

श्री. यी. (29/11/23)

Bidhwan



Deponent
Attested

An. Sabane 01/11
Smt. A. H. SABANE 2023
NOTARY
WARDHA DIST. (M.S.) INDIA

