

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 75AA 815977

07 MAR 2024

NOTARIAL Reg.
ENTRY No. 6989
Date 13/06/2024

VARSHA B. JAISWAL
NOTARY
NAGPUR DISTT (M.S.) INDIA
REG No.5697
DATE OF EXPIRE 10/04/2028
GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **ANIKET SUNILRAO DESHMUKH** partner at **SARSWATI DEVELOPERS** of the proposed project SARSWATI NAGAR 4. located at KH. NO.- 70 (PART), P.H. NO. - 42, MOUZA - PANJRI (FARM), TAH. - NAGPUR (GRAMIN), DIST. – NAGPUR 441110. duly authorized by the promoter of the proposed project, vide its/his/their authorization dated..

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I, ANIKET SUNILRAO DESHMUKH partner at SARSWATI DEVELOPERS of the proposed project SARSWATI NAGAR 4. located at KH. NO.- 70 (PART), P.H. NO. - 42, MOUZA - PANJRI (FARM), TAH. - NAGPUR (GRAMIN), DIST. – NAGPUR 441110. 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 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 the 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 project; Proposed Completion Date (12/02/2025)

4. (a) For new projects:
That seventy per cent of the amounts 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 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.

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.

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5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

6. That I / the promoter shall get the accounts 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 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 maybe.

VARSHA B. JAISWAL NOTARY NAGPUR DISTT (M.S.) INDIA REG. No 5697 DATE OF EXPIRE 10/04/2028 GOVT. OF INDIA

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at_____on this_____day of_____.

Deponent

SWORN SOLEMNLY AFFIRMED BY
Aniket S. Deshmukh
WHO IS PERSONALLY KNOWN
TO ME/IDENTIFIED BY: Self

BEFORE ME THIS THE 13 DAY OF 06
2024 AT NAGPUR
13/06/2024
NOTARY
NAGPUR (MS)

VARSHA B. JAISWAL NOTARY Nagpur Dist. M.S. INDIA REGD. No 5697 GOVT. OF INDIA

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CANCELLED

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