



महाराष्ट्र MAHARASHTRA

2019

VM 878544

4 DEC 2019

Treasury Officer
SANTALI

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./Ms. Meghenabai H. Kargate promoter of the proposed project /~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated~~ _____.

I, Meghenabai H. Kargate 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

1. स्तम्भ प्रकार/अनुच्छेद क्रमांक
 (Nature of document/Article No.) महाराष्ट्र
 2. दस्तावेज की प्रकृति (क्या है?)
 (Nature of document) महाराष्ट्र
 3. नॉन रेजिस्टर्ड होने का प्रमाण
 (Proof of Non-Registered) महाराष्ट्र
 4. नॉन रेजिस्टर्ड होने का प्रमाण (संख्या/दिनांक)
 (Proof of Non-Registered (No./Date)) महाराष्ट्र
 5. प्रपक्ष
 (Proprietor)
 6. प्रपक्ष का नाम
 (Proprietor's Name) महाराष्ट्र
 7. प्रपक्ष के विक्रेता के नाम
 (Name of the Seller) महाराष्ट्र
 8. प्रपक्ष के खरीदने वाले के नाम
 (Name of the Buyer) महाराष्ट्र
 9. प्रपक्ष के अन्य पक्षों के नाम
 (Name of the Other Party) महाराष्ट्र
 10. हस्ताक्षर करने वाले का नाम व पता
 (If through other person then Name & Address) महाराष्ट्र

1. मुद्रांक शुल्क रकम
 (Stamp Duty Amount) 900
 2. मुद्रांक विवरण (सीरियल नंबर)
 (Serial No.) 1903
 3. दिनांक
 (Date) 27 JAN 2020
 4. प्रपक्ष के नाम (प्राप्त/विक्रेता)
 (Proprietor's Name (Acquired/Seller)) महाराष्ट्र
 5. प्रपक्ष के खरीदने वाले के नाम व पते का क्रमांक
 (Name & Address of the Buyer's No.) महाराष्ट्र
 6. प्रपक्ष के अन्य पक्षों के नाम व पते का क्रमांक
 (Name & Address of the Other Party's No.) महाराष्ट्र
 7. प्रपक्ष के नाम (प्राप्त/विक्रेता)
 (Proprietor's Name (Acquired/Seller)) महाराष्ट्र
 8. प्रपक्ष के खरीदने वाले के नाम व पते का क्रमांक
 (Name & Address of the Buyer's No.) महाराष्ट्र
 9. प्रपक्ष के अन्य पक्षों के नाम व पते का क्रमांक
 (Name & Address of the Other Party's No.) महाराष्ट्र
 10. प्रपक्ष के नाम (प्राप्त/विक्रेता)
 (Proprietor's Name (Acquired/Seller)) महाराष्ट्र
 11. प्रपक्ष के खरीदने वाले के नाम व पते का क्रमांक
 (Name & Address of the Buyer's No.) महाराष्ट्र
 12. प्रपक्ष के अन्य पक्षों के नाम व पते का क्रमांक
 (Name & Address of the Other Party's No.) महाराष्ट्र

1. प्रपक्ष के नाम (प्राप्त/विक्रेता)
 (Proprietor's Name (Acquired/Seller)) महाराष्ट्र
 2. प्रपक्ष के खरीदने वाले के नाम व पते का क्रमांक
 (Name & Address of the Buyer's No.) महाराष्ट्र
 3. प्रपक्ष के अन्य पक्षों के नाम व पते का क्रमांक
 (Name & Address of the Other Party's No.) महाराष्ट्र



~~_____ 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;

4. (a) For new project:

That seventy per cent of the amount 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, 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 and Disclosures on Website) Rule 2017.



6. That I / ~~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 / ~~promoter~~ shall take all the pending approvals on time, from the competent authorities.
8. That I / ~~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 / ~~promoter~~ have/~~has~~ furnished such other documents as have been prescribed by the rules and regulations made under the act
10. That I / ~~promoter~~ shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be



Deponent

[Signature]

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 Sakoli on 27.1.2020.



Sworn/Solemnly Affirmed

By Meghendra H. Karpure & Tah. Sakoli
Who is/are personally known
to me/identified by _____
R/o. _____ before me at
this 27th day of Jan 2020 at
Lekhandur/Sakoli

[Signature]
27.1.2020
ADV. A. P. PARSHURAMKAR
NOTARY
REGD. NO. 997
LEKHANDUR/SAKOLI
DIST. BHANDARA

Notarial Reg.
Entry No 1508...
Date 14.9.2020