



महाराष्ट्र MAHARASHTRA

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VM 878545

14 DEC 2019

Sun Treasury Officer
SAKULI

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. Ravikumar H. Somvare promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____.

I, Ravikumar H. Somvare 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

वस्तु का प्रकार/अनुच्छेद क्रमांक
(Nature of document/Article No.)

अनुच्छेद ३५

दस्तावेज को पंजीकृत करने की आवश्यकता है या नहीं?
(Whether it is to be registered.)

संप्रदायी दस्तावेज का नाम

(If it is a)

संप्रदायी दस्तावेज

(If it is a)

संविदा का दस्तावेज

(Consideration of)

संप्रदायी दस्तावेज का नाम

(Stamp Purchaser's Name) रावसागर

दूसरे पक्ष के नाम

(Name of the Other Party)

इसके अलावा अन्य किसी व्यक्ति के नाम व पता

(If through other person then Name & Address)

मुद्रांक शुल्क रकम
(Stamp Duty Amount)

१००

मुद्रांक विवरण नंबर या अनुक्रमिक
(Serial No.)

११०८

दिनांक

Date

27 JAN 2020

मुद्रांक खरीदने वाले का नाम

Stamp Purchaser's Name

संप्रदायी दस्तावेज का नाम व परवाना क्रमांक
संविदा मुद्रांक विवरण नंबर

११०८

प्रकाश मा. राजत
मुद्रांक विभाग, तहसिल कार्यालय परिसर, साबरी
प. क्र. ०३/१८ सॉ. क्र. ४९०३००३

जहाँ कारणादारी अपनी मुद्रांक खरीदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केलापासून ६ महिन्यात वापरणे बंधनकारक आहे.



~~_____ 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



I Know the Deponent

N.T. Kappale
(*N.T. Kappale*
Sakoli)

D.H. Soname
Deponent

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/Solemonly Affirmed

By Ravikumar Hirshchandra Soname Plot No. 10

Who is/are personally known

to me/identified by N.T. Kappale

R/o. Sakoli before me at

this 27th day of Jan-2020 at

Lakhanda/Sakoli

Sakoli
Dist- Bhandara

27.1.2020
ADV. A. P. PARSHURAMKAR
NOTARY
REGD. NO. 997
LAKHANDUR/SAKOLI
DIST. BHANDARA

Notarial Reg.
Entry No 1501....
Date 27.1.2020