

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ WR 014121

Sub Treasury Office
Bramhapuri
03 MAR 2020

SEAL OF NOTARY * GOVT. OF MAHARASHTRA *
P. D. Tembhurne
Bramhapuri.
Reg. No. 12578
My Term will Expire on 27/2024

FORM'B'

[SeeRule3(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.~~**Vinod Ambadas Nawghade** ~~promoter of the proposed project/~~ duly authorized by the promoter of the proposed project,vide ~~its/his~~/their authorization dated **13th March 2020.**

I, **Vinod Ambadas Nawghade** ~~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~~

~~_____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 here with.~~

2. That the project land is free from all encumbrances.

~~OR~~

दस्ताचा प्रकार करार

दस्त नोंदणी करणार आहेत का? हाय/नाही

मिळकतीचे थोडक्यात वर्णन विनोद अंबादास नवघडे रा. ब्रम्हपुरी

सुद्रांक विकत घेणाऱ्याचे नांव व सही

हस्ते असल्यास त्यांचे नांव, पत्ता व सही

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रुपये 900/-

(ज्या कारणासाठी ज्यानी मुद्रांक खरेदी केला त्यानी त्याच खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे)

सु.दा. वनपुरकर
(सु.दा. वनपुरकर)
प.क्र. ४८०३००३ ब्रम्हपुरी, जि. चंद्रपूर

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~~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 **31st March 2021.**

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 counstruction and the land cost and shall be used only for the 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~~ /the promote 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 a accounts duly certified and signed by such practicing Chartered Accountant, in practice, and it shall be verified during the audit that the amounts collected for aparticular 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/ the promoter shall inform the authority regarding 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 shal lnot discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be

Deponent

Vinod Ambadas Nawghade

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 Bramhapuri on this 14th march day of 2020

Sworn before me on this 14th dt.
day of March 2020 at Bramhapuri by
Shri/Smt./Ku. Vinod Ambadas Nawghade
R/o. Bramhapuri who has been indentified
by Shri/Smt. Self
Advocate, Bramhapuri.

NOTARY
GOVT. OF MAHARASHTRA
Bramhapuri, Dist. Chandrapur (M.S.) INDIA

NOTARIAL REG.
ENTRY NO. 538/2020
DATE 14/3/2020

Adv. Prakash D. Tembhurne
B.A.L.L.B.
Advocate-Notary
Peth Ward Near Railway Crossing, Bramhapuri
Ta.- Bramhapuri, Dist. Chandrapur.

SEAL OF NOTARY * P.D. TEMBHURNE Bramhapuri REG No 1278 My Term will Expire on 2/1/2024 * GOVT. OF MAHARASHTRA *

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