भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

NOTARY Smt. ANURADHA H. SABANE DIST. WARDHA (M.S.) INDIA Regn. No. 10401 GOVT. OF INDIA

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महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ YY 962807

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

DISTRICT TREASURY OFFICE WARDHA

20 MAY 2022

मुद्रांक लिपिक/उप-लेखापाल
कोषागार कार्यालय, वर्धा.

मुद्रांक क्रमांक 17243 दिनांक 26/5/2022

मुद्रांक विक्री केलाच्याचे नांव व सही

हस्ते असल्यास त्याचे नांव व पत्ता

मुद्रांक विक्रेता : सावजनिक सेवा केंद्र एक वर्धा रा. आर्वी

परवाना क्र. 1-2004 नविन 450808

जिल्हाधिकारी कार्यालय, वर्धा

मुद्रांक खरेदी दिनांका पासून 6 महिने आत करणे बंधन

FORM 'B'
(See Rule 36(1))

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.~~ **Tushar S/o Santosh kumar Agarwal** promoter of the proposed project / ~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated~~ 26/05/2022

I, **Tushar S/o Santosh kumar Agarwal** promoter of the proposed project/ ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

NOTARY Smt. ANURADHA H. SABANE Dist. Wardha (M.S.) India Regn. No. 10401 My Term Expires on 24-10-2022 GOVT. OF INDIA

NOTARIAL REG. NO. 4399 DATE 26/05/2022

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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 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 will be **31 March 2024**

4. **(a) For new project :**

That seventy per cent of the amount realized by me/~~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 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 & Disclosures on Website) Rules, 2017.

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6. That I/~~the 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/~~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 may be

Tushar

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 Wardha. on this 26th day of May 2022

Tushar

Deponent

SWORN/SOLEMNLY AFFIRMED BY Mr. Tushar S. Agarwal
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY.....
BEFORE ME THIS THE 26 DAY OF May 2022 AT WARDHA

Adv. Saba 26/05/2022

A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA

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