



महाराष्ट्र MAHARASHTRA

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82AA 455804

मकसद प्रतिज्ञापनासाठी / ONLY FOR AFFIDAVIT

29 APR 2024

दाखल विक्री नोंदवही अ.क्र. 8.4.9.5 दिनांक...

दाखल विक्री घेणाऱ्याचे नाव ... गिरधर शुभाष संगी रा. नांदेड.

म. व. सह.

स्थान:

वदमुष्णी भाग्यजी सायत

व.क्र. 3401031, जि. न्या. नांदेड

Girdhar

FORM 'B'
[See rule 3(6)]



Treasury Office Nanded

29 APR 2024

Stamp Head Clerk
Nanded

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 Girdhar Subhash Sangi Landowner at the proposed project RAMANUJ located at PLOTS NO. 12,13, 118 TO 147,150 TO 155, 185 TO 165, 168 TO 178 ON SY. NO. 38/A/1/1, SITUATED AT MOUJE WADI (BK.), NANDED, TQ. & DIST. NANDED. 413605 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, Girdhar Subhash Sangi Landowner at the proposed project RAMANUJ located at PLOTS NO. 12,13, 118 TO 147,150 TO 155, 185 TO 165, 168 TO 178 ON SY. NO. 38/A/1/1, SITUATED AT MOUJE WADI (BK.), NANDED, TQ. & DIST. NANDED. 413605 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; (31/12/2028)

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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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.


Girdhar Subhash Sangi

Verification

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

by me at _____ on this _____ day of _____



