

महाराष्ट्र MAHARASHTRA ◐ 2017 ◐ SY 182596

19 MAY 2018

क्रमांक 4070 किंमत 100 दिनांक 5-6-2018

कोणाकरिता ऐ.एन.बी इन्फ्रा

घेणाऱ्याचे नांव नारायण खंडूजी बुद्धवंत

क्रमांक प्रमुख लिपी दे.को.ए. औरंगाबाद.

सौ. रजनी खंडाळकर
स्टॅम्प व्हेंडर
३८, भाग्य नगर, औरंगाबाद
LIC No. 3101036, Ph. 2330792

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

... PRIVATE LIMITED promoter

ANB Infra Developers Edu & Agro Pvt. Ltd.

Director

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 **ANB INFRA DEVELOPERS EDU AND AGRO PRIVATE LIMITED** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23-05-2018

I, **ANB INFRA DEVELOPERS EDU AND AGRO PRIVATE LIMITED** promoter of the proposed project **"MANALI RESIDENCY"** 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 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;

4.

- **(a) For new projects :** That seventy per cent of the amounts realised 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 realised 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

ANB Infra Developers Edu & Agro Pvt. Ltd.
Director

(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, 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 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,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 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 utilised 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 Section 4(2) 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/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTARY * GOVT. OF INDIA * V.U. PANDIT AURANGABAD DIST. Reg. No. 10466 Exp. Dt. 27/10/2018

ANB INFRA DEVELOPERS EDU AND AGRO PRIVATE LIMITED

ANB Infra Developers Edu & Agro Pvt. Ltd.

Director

Authorized Signatory

Verification

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

Verified by me at Aurangabad on this 06th day of June 2018.

ANB INFRA DEVELOPERS EDU AND AGRO PRIVATE LIMITED

ANB Infra Developers Edu & Agro Pvt. Ltd.

Director

Authorized Signatory

BEFORE ME

06/06/18

Vinayak U. Pandit
B.A.LL.B.
ADVOCATE & NOTARY
GVT. OF INDIA AURANGABAD (DIST.
REG. NO 10466

Adv. Vinayak U. Pandit
Notary, Govt. Of India,
Aurangabad Dist.