



महाराष्ट्र MAHARASHTRA

2020

XY 723285

अ.क्र. 49 दिनांक 25/05/2021 किंमत 10/- अ.व्यं. एक बोटे
कोणासाठी सम. मुद्रांक विक्रेता
हस्ते शुभा जगन्नाथ मो. केराणा चावडी, खाराकुंआ, औ, बाद
परवाना क्र. 3101035
व. (पु. नि. नि. नि.)
25/5/21

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DATE	25/5/2021		

FORM - 'B'
[See rule 3 (4)]

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. Bharat Janardhan Kale Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated NA;

I, NA 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 to the land on which the development of the project is proposed

OR

Mr. Bharat Janardhan Kale have/has a legal title to the land on which the development of the proposed projects 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 said land is free from all encumbrances.

OR

That, details of encumbrances Nil including 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 is 60 months.

4. 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. 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 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.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

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, on any grounds.

Verification

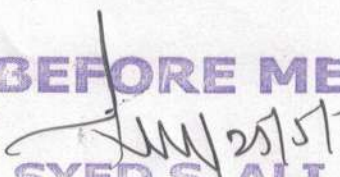
I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Aurangabad on this 25th day of May 2021

Deponent


Mr. Bharat Janardhan Kale

AFFIDAVIT
I, Bharat Janardhan Kale
Age 45 Occ. Engineer
R/o Aurangabad
Do hereby state on oath that the contents
of Documents are true and correct to the
best of my knowledge & belief hence
verified on 25/5/20

BEFORE ME

SYED S. ALI
Msc.(Chem) LL.B.
NOTARY GOVT. OF INDIA
AURANGABAD
R.NO. 4032 M: 9923280499