

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ WU 589058

उप कोषागार अधिकारी यांचे कार्यालय मंगरुळपीर

02 JUL 2020

उप कोषागार अधिकारी मंगरुळपीर

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 Anand R Jakhotiya promoter of the proposed project Building Nikunj Heights, Shri Krishna Nagar, Gat No 31, Main Road, Shelgaon, Tal Mangrulpir, DistWashim

AR Jakhotiya

I, Mr. Anand R Jakhotiya Authorised Signatory of the proposed project / ~~ongoingproject~~do hereby solemnly declare, undertake and state as under:

1. That the I have a legal title Report to the land on which thedevelopment 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 the 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 from the date of registration of project ;on or before 31/12/2023

4. (a) For new projects :
That seventy per cent of the amounts realised by me for the real estateproject from the allottees, from time to time, shall be deposited in a separateaccount to be maintained in a scheduled bank to cover the cost of construction andthe 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/promoterfor the real estate project from the allottees, from time to time, shall be depositedin a separate account to be maintained in a scheduled bank to cover the cost ofconstruction 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 thereal estate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for that purpose, since~~

AR Jakhotiya

~~theestimated receivable of the project is less than the estimated cost of completion of theproject.~~

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 That the amounts from the separate account shall be withdrawn in accordance withRule 5

6. That the I 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 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 shall take all the pending approvals on time, from the competent authorities

8. That I shall inform the Authority regarding all the changes that haveoccurred in the information furnished under sub-section (2) of section 4 of the Act andunder rule 3 of these rules, within seven days of the said changes occurring.

9. That I have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allot tee at the time of allotment of any apartment, plot or building, as the case may be.

A R Jakhotiya

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothingmaterial has been concealed by me therefrom.

Verified by me aton this19th December'2020

A R Jakhotiya

Deponent