भारतीय गैर न्यायिक

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

WN 263051

अ. नं. ५०७ तारीख ५/१०/२०२०

नांव प्राजक शिवाजी पाटील रा भुसावळ

हेमराज राजेंद्र दिघे रा भुसावळ

बी.जी. चव्हाण

श्री. भालचंद्र गणपत चव्हाण

मुद्रांक विक्रेता, ला.नं. ३/८१

कलकर्णी प्लॉट, भुसावळ

Sr No. 1297/21

उप कोषागार अधिकारी भुसावळ

उप कोषागार अधिकारी

भुसावळ

- 7 AUG 2020

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 SHRI. **PRAJAKT SHIVAJI PATIL**, Proprietor of **PATIL DEVELOPER AND BUILDER** of "HOUSE NO.7/5, GARUD PLOT, NEAR AJINTHA LODGE, TALUKA BHUSAWAL, DISTRIC JALGAON MAHARASHTRA – 425201" promoter of the proposed project / ~~duly authorized by the promoter of the proposed project, vide their authorization dated NA.~~

I, **PRAJAKT SHIVAJI PATIL** 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 Report to the land on which the development of the project is proposed~~

OR

Shri LiladharVedu Patil~~have~~/has a legal title Report to the land on which the developmentof the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development ofthe 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, detailsof any rights, title, interest or name of any party in or over such land, along with details are set out hereunder:~~

3. That the time period within which the project shall be completed by me/~~promoter~~from the date of registration of project on or before 30/06/2024;

4. (a) For new projects :
That seventy per cent of the amounts realised by me/~~promote~~r 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 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 I /~~the promoter~~ shall get the accounts audited within six months after the end ofevery financial year by a practicing Chartered Accountant,and shall produce astatement of accounts duly certified and signed by such practicing CharteredAccountant, and it shall be verified during the audit that the amounts collected for aparticular project have been utilised for the project and the withdrawal has been incompliance 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 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 / ~~the promoter~~have / ~~has~~ furnished such other documents as have beenprescribed by the rules and regulations made under the Act.

10. That I/~~promoter~~ shall not discriminate against any allottee at the time of allotmentof any apartment, plot or building, as the case may be.

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 atJALGAONon this**Monday, 05 October 2020**

Deponent

IDENTIFIED BY

NOTARY
Adv.Ashok S.Shirsath
Reg. No 15385
Bhusawal (M.S.)
Expiry Dt :-2/11/2024
GOVT OF INDIA

Solemnly Affirm oath and
Signed Before Me

Adv.Ashok S.Shirsath (Notary)
Govt.of India Reg.No.15385
Mahatma Phule Nagar,Bhusawal
Dist.Jalgaon Mob.9226168897

03 NOV 2020