भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

29/6/2023

43AA 061764

अनिल लक्ष्मीचंद बोथरा HUF.

ए. इंडस्ट्रीज तर्फे कर्ता

परमेश्वर म. वानखडे

मुद्रांक विक्रेता

वाहिल, अमरावती जि. म. २१/२००१

NOTARY

N.V.KOLHATKAR

DIST.AMRAVATI

MAHARASHTRA

REGD.No.2940

EXPDT.1-05-2025

GOVT. OF INDIA

OFFICE OF THE

26 MAY 2023

AMRAVATI

NOTARY

FORM 'B'

[See rule3(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 **Mr. Anil Laxmichand Bothra, about – 60 years, (Land Owner & Promoter)** of the proposed New project **"ROYAL TOWER"**, duly authorized by the Promoter of the Proposed New Project;

N.V. KOLHATKAR
NOTARY & ADVOCATE
Maharashtra State, India
REGD. No. 2940

I, Anil Laxmichand Bothra (Land Owner & Promoter), of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before 28/12/2028.

4. **(a)For New projects:-**
   That seventy per cent of the amounts realised by me 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.
   That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

That, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That, the promoter shall take all the pending approvals on time, from the competent authorities.

N.V. KOLHATKAR
NOTARY & ADVOCATE
Maharashtra State, India
REGD. No. 2940

8. That, 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Anil Laxmichand Bothra
(Land Owner & Promoter)

(Deponent)

Verification

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

Verified by me at on this day of **10/07/2023**.

Anil Laxmichand Bothra
(Land Owner & Promoter)

NOTARY
N.V.KOLHATKAR
DIST.AMRAVATI
MAHARASHTRA
REGD.No.2940
EXP.DT.11-05-2025
GOVT. OF INDIA

NOTARY

I do swear in the name of God
Solemnly Affirm that
This is my name and signature or
(Marks) and that the contents of
this affidavit are true and correct

Sign of Deponent Sign of Notary

ATTESTED THE SIGNATURE OF THE EXECUTANT AND NOT RESPONSIBLE FOR THE CONTENTS

N.R.S. No. 11201 Date 11.7.2023
2023

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