भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 68AA 705947

रघुपती वि. वैद्य
लि.क.१/९८

3 JAN 2024

Notary
S. V. DEORANKAR
NOTARY ADVOCATE
Regd. No. 5077
Parwati Bhawan, Rajkamal Chowk
AMRAVATI. (M.S.) INDIA

NOTARY
S. V. DEORANKAR
DIST. AMRAVATI
MAHARASHTRA
Reg. No. 5077
Licence Expiry
Dt.18-12-2027
GOVT. OF INDIA

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. Shankar Gurbomal Harwani, about – 58 years, (Authorized Signatory & Partner) of M/s Cityland Empire (Land Owner & Promoter)** of the proposed New project **"CITYLAND EMPIRE"**,

31 JAN 2024 31 JAN 2024

duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Shankar Gurbomal Harwani (Authorized Signatory & Partner), duly authorized by the 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 31/12/2027.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. 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.

NOTARY S. V. DEORANKAR DIST. AMRAVATI MAHARASHTRA Reg. No. 5077 Licence Expiry Dt.18-12-2027 GOVT. OF INDIA

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S. V. DEORANKAR
NOTARY ADVOCATE
Regd. No. 5077
Bhawati Bhawan, Rajkamal Chowk.
AMRAVATI. (M.S.) INDIA

31 JAN 2024 31 JAN 2024

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

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.

For M/s Cityland Empire

Shankar Gurbomal Harwani
(Partner & Authorized Signatory)
(Deponent)

NOTARY
S. V. DEORANKAR
DIST. AMRAVATI
MAHARASHTRA
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GOVT. OF INDIA

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 **31/01/2024**.

31 JAN 2024

31 1 JAN 2024

For M/s Cityland Empire

Shankar Gurbomal Harwani
(Partner & Authorized Signatory)
(Deponent)

SIGNED BEFORE ME

S. V. DEORANKAR
NOTARY ADVOCATE
DIST. AMRAVATI (M.S.) INDIA

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N.R.S...78/2024