भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2018 ◑ TL 824040

NOTARIAL Regd. I
ENTRY No. 529
DATE 08/03/2019

अतुल नामदेवराव वांढिले

FORM 'B'

[See Rule 3(6)]

श्री.एस.एम.वेलेकर
मुद्रांक विक्रेता, सिंगनापूर
परवाना क्र.२२/९९
4502006

Declaration, Supported by An Affidavit, which shall be Signed by the Promoter or any Person Authorized by the Promoter

उप-[illegible] अधिकारी
7 MAR 2019

Affidavit cum Declaration

Affidavit cum Declaration of Mr./~~Ms.~~ Atul Namdeo Wandile promoter of the proposed project /~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated_____~~:

NOTARY
Smt. PRATIBHA L. PUNE
Tah. Sinnar Dist. Nashik
(M.S.) INDIA
Regn. No. 1170
GOVT. OF MAHARASHTRA

36629 दिनांक 23/12/19

I, **Atul Namdeo Wandile** 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~~

   _____ ~~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 the 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.~~

   That the project land is free from all 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.~~

2. That the time period within which the project shall be completed by me/~~promoter~~ from the date of registration of the project will be **31st March 2021**.

3. (a) For new project :

That seventy per cent of the amount realized by me/~~promoter~~ for the real estate project from the allottee's, 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 the purpose.

~~(b) For ongoing project on the date of commencement of the Act :~~

~~(i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction 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 the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~

4. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest & Disclosures on Website) Rules, 2017.

5. That I/~~the 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 a accounts duly certified and signed by such Chartered Accountant in practice, 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.

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

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7. That I/~~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.

8. That I/~~the promoter~~ have/~~has~~ furnished such other documents as have been prescribed by the rules and regulations made under the act.

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

Deponent

Verification

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

Verified by me at Hinganghat on this 08 day of March - 2019

NOTARY SMT. PRATIBHA L. BHANKHEDE Tah. Samudrapur, Distt. Wardha (M.S.) India Regn. No. 1170 GOVT. OF MAHARASHTRA

P. Bhankhede 08/03/2019

P.L. Bhankhede Adv. & Notary

08/03/2019