



महाराष्ट्र MAHARASHTRA

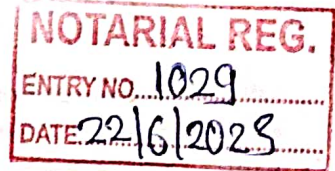
2022

12AA 580727



11 MAY 2023

मुद्रांक लिपिक/उप-लेखापाल
कोषागार कार्यालय, वर्धा.



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 Mr./Ms. Manish Narayan Ballal Director in Midas
Dream Built Pvt. Ltd. promoter of the proposed project /duly authorized by the
promoter of the proposed project, vide its/his/their authorization dated 17-06-2023:

I, Manish Narayan Ballal Director in Midas Dream Built Pvt. Ltd. promoter of the
proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly
declare, undertake and state as under:



परत्याचा प्रकार/प्रतिज्ञानत्र/अनुबन्धे क्र. _____ नोंदणी

होणार असल्यास मुद्दम निबंनक निव्वळतीचे क्रं. _____

मोफदला रक्कम _____

मुद्रांक निव्वळ भेगासचे नांव/सही _____

मुद्रांक विक्री बाबतची नोंद वही अनु. क्र./दिनांक _____

परत्याकारक मुद्रांक विक्रीसाठी सही _____

पैसेच मुद्रांक विक्रीचे ठिकाण प्रत्ता - हो. गरफार हो. इनाहीम

जिरेहाधिकारी परितार फर्मा परत्याना क्र. जुना ८/८४ नवीन

४५१००७ ज्या गरगरासाठी ज्यांनी मुद्रांक जरेदी केलेआसातून

ए महिने बापरणे बंदनकारक आहे.

४४८८

१२/०४/२३

[Signature]



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.~~

2. 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.~~

3. That the time period within which the project shall be completed by me/promoter from the date of registration of the project 31-03-2027.

4. (a) For new project:

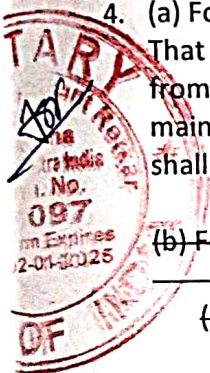
That seventy per cent of the amount realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.

- (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.~~



5. That the amount from the separate account shall be withdrawn in accordance with Rule
6. That I/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 a 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 utilized for the project and the withdrawal has been in compliance 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 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 I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. 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

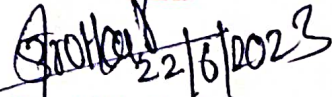

Deponent

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from:

Verified by me at

ATTESTED


Mrs. Tupti S. Rotkar
Advocate & Notary
"GURURAJ", Old State Bank Colony,
Pratap Nagar, Wardha-442001. (M.S.)

