भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

₹. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

- 7 MAR 2019

मुद्रांक लिपिक / उप-कोषागार
कोषागार कार्यालय, वर्धा.

2018

TL 907305

Krushnagiri Developers

Partner

M.S. Gulhane

BEFORE NOTARY PUBLIC WARDHA (M.S.)

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.~~ Mahesh S/o Shankarrao Gulhane ~~promoter of the proposed project~~ /duly authorized by the promoter of the proposed project, vide ~~its/his~~/their authorization dated 07-03-19:

I, Mahesh S/o Shankarrao Gulhane ~~promoter of the proposed project~~/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
Smt. ANURADHA H. SABANE
M.A., LL.B.
Civil Wardha
(M.S.) INDIA
Regn. No.
10401
GOVT. OF INDIA

NOTARIAL REG.
ENTRY NO. 1607
DATE 8/3/2019

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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 will be **31st March 2021**.

4. **(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.~~

5. 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.

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6. 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.

7. That I/ 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 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

M. S. Gulhane

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 Wardha on this 8th day of March 2019

NOTARY Smt. ANURADHA H. SABANE DIST. WARDHA (M.S.) INDIA Regn. No. 10401 GOVT. OF INDIA

SWORN/SOLEMNLY AFFIRMED BY Mr. Mahesh S. Gulhane WHO IS PERSONALLY KNOWN TO ME/IDENTIFIED BY..... BEFORE ME THIS THE 8 DAY OF March 2019 AT WARDHA

A. H. SABANE 8/3/19
NOTARY
WARDHA DIST. (M.S.) INDIA

CANCELLED NOTARIAL NOTARIAL NOTARIAL CANCELLED NOTARIAL NOTARIAL

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