भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

NAGPUR TREASURY
VZ 049800
04 JAN 2020
Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO .. 282
DATE 23-01-2020

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ashok N. Joshi** promoter of the proposed project

I, **Ashok N. Joshi** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

11. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

AND

legally valid authentication of title of such land along with an authenticated copy of the agreementbetween such owner and promoter for development of the real estate project is enclosed herewith.

12. That the project land is free from all encumbrances.

13. That the time period within which the project shall be completed by me/promoter from the date ofregistration of project;

14. (a) For new projects

That seventy per cent of the amounts realised by me/promoter for the real estate project from theallottees, from time to time, shall be deposited in a separate account to be maintained in a scheduledbank 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

ii. That seventy per cent of the amounts to be realised hereinafter 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 that purpose.

15. That the amount from the separate account shall be withdrawn in accordance with Rule 5

16. 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 accounts duly certifiedand 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 hasbeen in compliance with the proportion to the percentage of completion of the project.

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

18. That I / the promoter shall inform the Authority regarding all the changes that have occurred in theinformation 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.

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

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

Verification

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

Verified by me at Nagpur on this 22 nd day of January 2020

Deponent