भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ VL 226470

BEFORE NOTARY PUBLIC WARDHA (M.S.)

- 7 DEC 2019

NOTARIAL REG. ENTRY NO. 10808 DATE 10/12/2019

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** partner of the proposed project / ~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated~~ 28/11/2019

I, **Mahesh S/o Shankarrao Gulhane** partner 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

NOTARY Smt. ANURADHA A. SAHANE Dist. Wardha (M.S.) INDIA Regn. No. 10401 My Term Expires on 24-10-2023 GOVT. OF INDIA

7454 10-12-2019

हस्ताक्षर प्रकार .....

दस्त नोंदणी करणार आहेत का ? होय/नाही

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विक्रेत यांचा/ची सही .....

हस्ते असल्यास त्यांचे नांव व पत्ता .....

दुय्यम पक्षकाराचे नांव .....

मुद्रांक शुल्क रक्कम .....

मुद्रांक विक्रेता [illegible] यांचा परवाना क्र. मुंबई २/६००४ दिनांक ४/१०/२००१.

विक्रय कार्यालय, वरळी.

[illegible]

[illegible]

NOTARY REG. ENTRY NO. DATE

Smt. ANU

~~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 **31 March 2022**

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.

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/~~the 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

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 10th day of Dec 2019

NOTARY SML 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 10 DAY OF Dec 2019 AT WARDHA 10/12/19

A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA