



महाराष्ट्र MAHARASHTRA

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NOTARIAL REG. 1169
ENTRY NO. 1216
DATE 21/07/2020

WD 694425



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. Anil Arunrao Karotkar , Proprietor of
"MAHALAXMI LAND DEVELOPERS" (promoter of the proposed Project
BALAJI NAGRI – Mauja: Deoli, Survey no. 327, Tah: Deoli & Dist : Wardha:
442101.") duly authorized by the promoter of the proposed project, vide its / his/
their authorization.

Dated: /07/2020

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

OR

~~That details of encumbrances _____ including dues and litigation, details of any right, 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 project; 31/03/2022

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 that purpose.

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

(i) That seventy per cent of the amount to be realized 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 schedule 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 realized 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, since the estimated receivable of the project is less 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5
6. That I / the promoter shall get the account audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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 regulation 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



Attested

SMT. SANGEETA S. RATH
ADVOCATE / NOTARY
RAM SELOO DIST. WARDH
M.S. 440014

Verification

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

Verified by me _____ at _____ on this ____ day of _____

Deponent

[Signature]



SWEORN / SOLEMNLY AFFIRMED
BY The deponent
.....
WHO/IS/ ARE PERSONALLY
KNOWN TO ME / IDENTIFIED BY
.....
Adv/ S. S. Rath Notarize at Seeloo
Notary BEFORE ME THIS THE
DAY OF 11/02/2020
TAH. SELOO, DIST. WARDHA
Smt. Sangeeta S. Rath Identified
ADVOCATE / NOTARY on the
TAH. SELOO DIST. WARDHA basis of
(M.S.) INDIA Aadharcard

Attested

[Signature]
SMT. SANGEETA S. RATH
ADVOCATE / NOTARY
TAH. SELOO DIST. WARDHA
(M.S.) INDIA