भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ WD 449638

DISTRICT TREASURY OFFICE WARDHA

2 JUN 2020

मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

I Anil G. Lambat, NOTARY, Wardha duly appointed by Maharashtra State Government under Indian Notary Act 1954 to administer Oath / Authenticate Document etc.

(Anil G. Lambat)
NOTARY, Gond Plot, WARDHA

NOTERIAL REGI.
ENTRY No 735
Date 29 JUN 2020

NOTARY ANIL G LAMBAT MAHARASHTRA GOVT.

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. OM Balkrishna Thakre , Partner of **"SHREE GUNGARA BALAJI BUILDCON"** (promoter of the proposed Project SHREE GUNGARA BALAJI PARK – Mauja Sindi (Meghe), Survey no. 45/1A, Div no. 9.1 Tah & Dist : Wardha.") duly authorized by the promoter of the proposed project, vide its / his/ **their** authorization.

Dated 29 /06/2020

29 JUN 2020

मुद्रांक विक्री नोंद वही अनु. क्र. 988 / दिनांक 08/09/2020

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहेत का ? होय / नाही

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व सही .....

हस्ते सनदाचा स्वतः नांव व पत्ता .....

दुय्यम निबंधकाचे नांव .....

मुद्रांक शुल्क रक्कम .....

मुद्रांक विक्रेता ... न्यायालय

व ... रुपयांचा मुद्रांक दि. ०२/०२ नावे ४/०२/२००६

१२ का ना साठी जादा मुद्रांक खरेदी केला ... साठी

वरील खरेदी दस्तापासून ६ महिन्यात वापरणे ... आहे

I, Mr. Om Balkrishna Thakre , ~~promoter 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

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 title of such land long 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 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; 30/06/2021

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

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 Nagpur on this 29th day of June 2020

Deponent

NOTARY ANIL G LAMBAT Dist. Wardha (M.S.) INDIA Reg No 756 My Term Expires on 24/3/2023 MAHARASHTRA GOVT.

Sworn / Solemnly affirmed before me on this 29 JUN 2020

(Anil G. Lambat)
NOTARY
WARDHA (Maharashtra)
(INDIA)
29/6/2020

NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED

DISTRICT NOTARY ANIL G. LAMBAT R. T. Marg Wardha (M.S.) INDIA Reg. No. 756 GOVT. OF MAHARASHTRA