भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ YY 406948

NOTARIAL REG. 1169
ENTRY NO. 391
DATE 10/02/22

14 FEB 2021

मुद्रांक निरीक्षक / उप-कोषागार
कोषागार कार्यालय, वर्धा.

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

Affidavitcum Declaration of Mr./Ms.Mahesh BatraS/o KeshardasBatrapromoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated09/02/2022:

I, Mahesh BatraS/o KeshardasBatrapromoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
Smt. SANGEETA S. RATHI
Tah Seloo
Distt Wardha
(M.S.) India
Regn No
1169
GOVT. OF MAHARASHTRA

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1. That I/promoterhave/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 31-03-2025.

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 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.~~

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SEETA S. RATHI
ah Seloo
rt Wardha
M.S.) India
legn No
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MAHARASHTRA

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 That the amount from the separate account shall be withdrawn in accordance with Rule

6. 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 a accounts duly certified and signed by such practicing Chartered Accountant, 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. ThatI/the promoter shall inform the authority regarding 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 promoterhave/has furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That I/the promotershall 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 there from:

Verified by me at_____on this ____day of 2022

SWORN SOLEMNLY AFFIRMED
BY ...the deponent...
....
WHO/IS/ ARE PERSONALLY
KNOWN TO ME IDENTIFIED BY
Adv./ ..S. S. Rathi.. Notaries at Seloo
Notary BEFORE ME THIS THE ..... Identified on
DAY OF 10.1.22
AT TAH. SELOO, DIST. WARDHA the basis of Aadhaarcard

Smt. Sangeeta S. Rathi
ADVOCATE/NOTARY
TAH. SELOO DIST. Wardha
(M.S.) INDIA

NOTARY
Smt. SANGEETA S. RATHI
Tah. Seloo
Distt. Wardha
(M.S.) India
Regn. No.
1169
GOVT. OF MAHARASHTRA

Attested
SMT. SANGEETA S. RATHI
ADVOCATE/NOTARY
TAH. SELOO DIST. WARDHA
(M.S.) INDIA

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