

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XC 752523

DISTRICT TREASURY OFFICE WARDHA
18 DEC 2020
मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

BEFORE NOTARY PUBLIC, WARDHA (M.S.)
ADV. ANURADHA H. SABANE

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. Sudhakar Pandurangji Satone, a partner of **"URBAN HERITAGE GROUP LAND DEVELOPERS"** , promoter of the proposed **Project "MANISH NAGAR"** – Mauja: Mhasala, Survey no. 157/2, Tah & Dist : Wardha: 442001, duly authorized by the promoter of the proposed project, vide its / his/ **their** authorization.

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

Dated: 09/02/2021

NOTARIAL NOTARIAL NOTARIAL CANCELLED

NOTARIAL REG.
ENTRY NO. 963
DATE 10/02/2021

मुद्रांक विक्री नोंद वही अनु. क्र. 4045 / दिनांक 06.1.2020
दस्ताचा प्रकार .....
दस्त नोंदणी करणार आहेत का ? होय / नाही
मिळकतीचे थोडक्यात वर्णन .....
मुद्रांक विकत घेणाऱ्याची नांव व सही .....
ते असल्यास त्याचे नांव व पत्ता .....
मुद्रांक शुल्क रक्कम .....
मुद्रांक विक्रेता ... न्यायालय
दि. परवाना क्र. ... दि. ... ३१०००६,
ना कारणासाठी वापरी मुद्रांक खरी करता येतो त्याच कारणासाठी
सदर दस्त करण्यापूर्वी ६ महिन्यात वापरणे बंधनकारक आहे

I, Mr. Sudhakar Pandurangji Satone, ~~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 We / ~~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~~

CANCELLED
NOTARIAL NOTARIAL

~~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 us / ~~promoter~~ from the date of registration of project; 30/06/2023

4. (a) For new project :

That seventy per cent of the amount realized by us/ ~~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 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 us/ 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 of Maharashtra Real Estate (Regulation & Development) (Regulation of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest & Disclosure in Website Rules 2017).

6. That We / ~~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 We / ~~the promoter~~ shall take all the pending approvals on time, from the competent authorities.

8. That We / ~~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 We /~~the promoter~~ have / ~~has~~ furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10. That We /~~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

NOTARY SMT. ANURADHA H. SABANE DIST WARDHA (M.S.) INDIA Regn. No. 10401 GOVT. OF INDIA

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us _____ at 10th on this Feb day of 2021

SWORN/SOLEMNLY AFFIRMED BY Mr. Sudhakar P. Satone
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY .....
BEFORE ME THIS THE 10 DAY OF Feb. 2021 AT WARDHA
A. H. Saba 10/02/2021
A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA