255/2R

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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

महाराष्ट्र MAHARASHTRA

2021

YY 401430

District Treasury Office Wardha
28 JAN 2022
मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

मुद्रांक शुल्क - 100/-
दस्त नोंदणी होणार आहे का ? होय / नाही
अनु. क्रमांक 96762 दिनांक 4/12/2021
मुद्रांक विकत घेणाऱ्याचे नांव व सही महेश शंकरराव गुलहाने
हस्ते असल्यास त्यांचे नांव व पत्ता
सही
मुद्रांक विक्रेता : [illegible] सेतु केंद्र तर्फे वैभव रा. चाफले
परवाना क्र. [illegible] 2004 नविन 4501009
जिल्हाधिकारी [illegible], वर्धा
मुद्रांक खरेदी दिनांका पासून [illegible]

145.6umc

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** promoter of the proposed project / ~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated~~ 9/02/2022

I, **Mahesh S/o Shankarrao Gulhane** promoter of the proposed project/ ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

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

NOTARIAL REG.
ENTRY NO. 1232
DATE 10/02/2022

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 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 2024**

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.

URADHA H. SABANE
Regn. No. 10401
-10-2023

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

M.S.Gulhane

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 Feb. 2022

M.S.Gulhane

Deponent

SMT. ANURADHA H. SABANE
Regn. No 10401

SWORN/SOLEMNLY AFFIRMED
BY Mr. Mahesh S. Gulhane
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY............
BEFORE ME THIS THE 10
DAY OF Feb. 2022 AT
WARDHA
AHSabane 10/02/2022.
A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED