भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XE 912387

DISTRICT TREASURY OFFICE WARDHA

26 MAR 2021

मुद्रांक लिपिक/उप-लेखापाल
कोषागार कार्यालय, वर्धा.

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

NOTARIAL NOTARIAL CANCELLED

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. Ganesh Parshuram Atkar, a partner of **"VASTU LAND DEVELOPERS & BUILDERS"** , promoter of the proposed **Project "VASTU PARK"** – Mauja: Pawnar, Survey no. 181, Tah & Dist : Wardha: 442001. duly authorized by the promoter of the proposed project, vide its / his/ **their** authorization.

Dated:

NOTARY Smt. ANURADHA H. SABANE Dist. Wardha (M.S.) INDIA Regn. No. 10431 My Term Expires on 24-10-2023 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL CANCELLED

NOTARIAL REG.
ENTRY NO. 2557
DATE 30/4/2021

दस्ताचा प्रकार/अनुच्छेद क्रमांक .....
दस्त नोंदणी करणार आहेत का? .....
नोंदणी होणार असलेला दुय्यम निबंधक
कार्यालयाचे नांव- .....
मिळकतीचे वर्णन .....
मोबदला रक्कम .....
मुद्रांक विकत घेणाऱ्याचे नांव .....
दुसऱ्या पक्षकाराचे नांव .....
हरते असल्यास त्याचे नांव व पत्ता .....
मुद्रांक शुल्क रक्कम .....
मुद्रांक विकी नोंद वही अनु. क्र. / दिनांक ... 4443 / 22.11.2019
मुद्रांक विक्रेत्याची सही. .....
परवानाधारक मुद्रांक विक्रेत्याची सही .....
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता-
जि. जिल्हा मुद्रांक विक्रेता जिल्हाधिकारी परिसर
परवाना क्र. १४/११ दि. ४५०१००

खरेदी केल्या

I, Mr. Ganesh Parshuram Atkar, ~~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~~

~~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; 31/03/2024.

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 Wardha on this 30th day of April 2021

~~I/We do Swear in the name of God~~ /Solemnly affirmed that this is my name and Signature, the Contents of this Affidavit / Document are true'

4 DEPONANT

SWORN/SOLEMNLY AFFIRMED BY Mr. Ganesh P. Atkar
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY
BEFORE ME THIS THE 30 DAY OF April 2021 AT WARDHA

A.H. Saban 30/04/2021
A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA