

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

NOTARIAL REG. 1169
ENTRY NO. 168
DATE 20/01/22

XF 023755

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

TREASURY OFFICE WARDHA

23 JUN 2021

सहायक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

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(ON Rs.100 Stamp Paper. Affidavit or Notarised)

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 M/s. **KESHAR INFRA For MAHESH KESHARDAS BATRA** promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **18th Jan, 2022.**

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मुद्रांक विक्री नोंद वही अनु. क्र. ३६८/विशेष ८५१/२०१७

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहेत का ? होय / नाही

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विक्री केलेल्याची सही व नाव .....

हस्ते ज्याच्या खरेदी नाव व पत्ता .....

दुसऱ्या पक्षकाराचे नाव .....

मुद्रांक शुल्क रक्कम .....

मुद्रांक विक्रेता सुनील पी. शेंडे जिल्हाधिकारी कार्यालय बरीसत्र वर्धा. परवाना क्र. जुना ३०/१९९८ नविन ४५०१००५, ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

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I, M/s **KESHAR INFRA For MAHESH KESHARDAS BATRA**, 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 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 31st March, 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 that 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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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 and Disclosures on Website) Rule 2017.
6. That I/ 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 / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / 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 / promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act

10. That I / 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 content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on _____

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

SWORN SOLEMNLY AFFIRMED BY The deponent
WHO/IS/ ARE PERSONALLY KNOWN TO ME / IDENTIFIED BY
Adv. / Notary
BEFORE ME THIS THE DAY OF 20/01/22
Notarize at Seloo
Identified on the basis of Aadharcard
Smt. Sangeeta S. Rathi
ADVOCATE / NOTARY
TAH. SELOO DIST. WARDHA

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