भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 265884

- 9 JAN 2023

मुद्रांक लिपिक/उप-लेखापाल
कोषागार कार्यालय, वर्धा.

मुद्रांक शुल्क - 100
दस्त नोंदणी होणार आहे का ? होय/नाही
अनु क्रमांक 10812 दिनांक 19/1/2023
मुद्रांक विकत घेणाऱ्याचे नांव व सही रविंद्र गोविंदराव कचोले
दस्ते असल्यास त्याचे नांव व पत्ता .....
सही
मुद्रांक विक्रेता : ग्रामदुत सेतु केंद्र तर्फे वैभव प्र. काफले
परवाना क्र. जुना 1/2004 नविन 4501009
जिल्हाधिकारी कार्यालय, वर्धा
मुद्रांक खरेदा दिनांक पासुन 6 महिने वापर करता येईल

NOTARIAL REG.
ENTRY NO. 141
DATE 30/1/2023

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 **Shri Ravindra S/o Govindrao Kachole (Promoter and Authorised Signatory)** of the proposed New project **"Kachole Layout Part-2**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter;

NOTARY
Trupti Shashikant Rotkar
Wardha
Maharashtra India
Regn. No.
16097
My Term Expires
on 02-01-2025
GOVT. OF INDIA

Project Details: **"Kachole Layout Part-2"** Survev No. 91/2 within Limit of Gram Panchayat Nalwadi Mauza Nalwadi Tal & District Wardha Pin Code- 442001

I, Shri Ravindra S/o Govindrao Kachole (Promoter and Authorised Signatory) of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

   AND

   a legally valid authentication of 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30-06-2024**.

4. **(a)For New projects:-**
   That seventy per cent of the amounts realised by me 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.
   That seventy per cent of the amounts to be realised hereinafter by 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That, 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That, the promoter shall take all the pending approvals on time, from the competent authorities.

8. That, 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

रविंद्र गो. कचोले

Shri Ravindra S/o Govindrao Kachole

(Promoter and Authorised Signatory)

(Deponent)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of **30th January 2023**.

ATTESTED

Mrs. Trupti S. Rotkar
Advocate & Notary
"GURURAJ", Old State Bank Colony,
Pratap Nagar, Wardha-442001. (M.S.)

NOTARY Mrs. Trupti S. Rotkar Wardha Maharashtra, India REGN. No. 16097 My Term Expires on 02/01/2025 GOVT. OF INDIA

रविंद्र गो. कचोले

Shri Ravindra S/o Govindrao Kachole

(Promoter and Authorised Signatory)

(Deponent)



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