भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 338506

[illegible] करारपत्र तहसिल कार्यालय हिंगणघाट

प्रतिज्ञापत्रासाठी, [illegible] -

मुद्रांक घेणार नाव व पत्ता - रुपाली प्रविण घुरडे वा/हिंगणघाट

मुद्रांक विक्री बाबतची नोंद वही अनु.क्र. 54459 दि. 6.3.2023

मुद्रांक विकत घेणार याची सही -

परवानाधारक मुद्रांक विक्रेत्याची सही -.........................

परवाना क्रमांक [illegible] दिनांक:- .2/96-97· 4502008 श्री एल.एम.बैलकर
दुय्यम निबंधक कार्यालय जवळील रेल्वे मुद्रांक विक्रेता, हिंगणघाट.
परवाना क्र.१२/९६
4502008

NOTARIAL REG.
ENTRY NO. 273
DATE 10/03/2023

BEFORE NOTARY OFFICER
(S.M. Dabhade), Hinganghat (M.S) India.

28 FEB 2023
STO HINGANGHAT

Regn. No. 16358

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 Rupali Pravin Ghurde Promoter of the proposed project / Duly authorized by the promoter of the proposed project vide its/his/their authorized dated

I Sau Rupali Pravin Ghurde 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 a lagel title Report to the land on which the development of the project is proposed

   OR

   Have 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 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 free from including dues and litigation, details of any rights, title. Interest or name of any party in or ever such land, along with details.
3. That the time period within the project shall be completed by me/promoter from the date of registration of project : 30/04/2027
4. (a) For new projects :

   That seventy per cent of the amounts realized 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 scheduled bank to cover the cost of construction and the land cost 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/promter for the real estate project from the allottees from time to time shall be deposied in a separate amount 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.

   OR

   (ii) The entire of the amounts to be realized hereinafter by us/promoter for the real estate project from the allottees from time to time shall be deposied 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 amounts from separate account shall withdrawn in accordance with Rule 5.

6. That I/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 singed by such practicing chartered accountant 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 compliances with the proportion to the percentage of completion of the project.
7. That I/the promoter shall take all the pending approval 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 regulation 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 case may be.

Deponents

Discription Of Property

Residential Layout in Survey No. 51 , Mauja - Renkapur , Tah - Samudrapur , Dist - WARDHA

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 Hinganghat on this day of March 2023

Rupali Pravin Ghurde

SARIKA MANISH DABHADE
REGN NO 16358
My Term Expires On 27/01/2025

The Executant appeared before me and signed the document. He admits the contents herein and the execution here of to have been made by him voluntarily. The Signature of the Executant is attested. He/She is identified by Shri / Smt.......... ....known to Him/Her personally. Being satisfied about voluntary execution the deed is hereby authenticated on this......10th.........day of....March..2023

10/03/2023

NOTARY
GOVT. OF INDIA
Hinganghat, (M.S.) INDIA

आधार

[illegible]

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/78674/05547

To,
रुपाली प्रवीण घुरडे
Rupali Pravin Ghurde
near shiv sena quarter sant tukdoji ward
Hinganghat
Hinganghat Hinganghat Wardha
Maharashtra 442301

31/03/2013

Ref: 634 / 16G / 1264220 / 1264830 / P

SH044828467FT

आपला आधार क्रमांक / Your Aadhaar No. :

5652 4077 8781

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

रुपाली प्रवीण घुरडे
Rupali Pravin Ghurde
जन्म वर्ष / Year of Birth : 1988
स्त्री / Female

5652 4077 8781

आधार - सामान्य माणसाचा अधिकार

ATTESTED

10/03/2023

Sarika [illegible] Dabhade
Advocate & Notary
Sant Go[illegible], Near Sai Mandir,
Hinganghat, Wardha 442301 (M.S.)