भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 387015

BEFORE NOTARY PUBLIC, WARDHA
ADV. ANURADHA H. SABANE

DISTRICT TREASURY OFFICE WARDHA

- 9 MAR 2023

मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

NOTARY Smt. ANURADHA H. SABANE DIST. WARDHA (M.S.) INDIA Regn. No. 10401 GOVT. OF INDIA

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. NO. 2270 DATE 27/3/2023

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 Mrs. Sushma S. Manmode, a partner of " **SHUBHLAXMI LAND DEVELOPERS**", promoter of the proposed **Project "LITTLE EARTH – UNIT 8"** – Mauja: Pawnar, Survey no. 172/1/B, 172/4, 172/5 Tah.&, Dist: Wardha- 442001. duly authorized by the promoter of the proposed project, vide its / his/ **their** authorization.

Dated:

दस्त नोंदणी कारकुन आहे का ? .....
दस्त नोंदणी कारकुन आहे का ? .....
वर्धा हा जिल्हा असल्याने मुख्यम निबंधक
कार्यालयाचे नांव- .....
मिळकतीचे वर्णन .....
मोबदला रक्कम .....
मुद्रांक शुल्क भरणाऱ्याचे नांव ..... स्नेहा मोहन मानमोडे
दुसऱ्या पक्षकाराचे नांव .....
हातें दस्त करुन देणाऱ्याचे नांव व पत्ता ..... वर्धा
मुद्रांक शुल्क रक्कम .....9.00/-.....
मुद्रांक शुल्क कोणत्या कलमाखाली सूट / दिनांक 9949
मुद्रांक शुल्क वसूल केल्याचा दिनांक 30/3/2022
परत द्यावयाचे मुद्रांक शुल्क रकमेचे चलन क्रमांक ..... Copy
व परताव्याची रक्कम ..... ने खालील ठिकाणी
ति. जि. राऊत ..... यांना किंवा त्यांच्या अधिकाऱ्यास.
वर्धा परताव्याचे ..... व सहित रु. Xxx
ज्या कारणासाठी ज्यांना मुद्रांक खरेदी करता
त्यासून ६ महिने कालावधी अनुज्ञेयक आहे

Manmode

I, Mr. Sushma S. Manmode, ~~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.~~

NOTA... Dist. Wardh... (M.S.) INDIA Regn. No 10401 My Term Expi... on 24-10-20... GOVT. OF...

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; 31/03/2025.

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

on this day of

Shubhlaxmi Land Developers

Partner

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 _____on this ___ day of _____ _____

Attested
Adv. Sabane
SMT. A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA
27/3/23