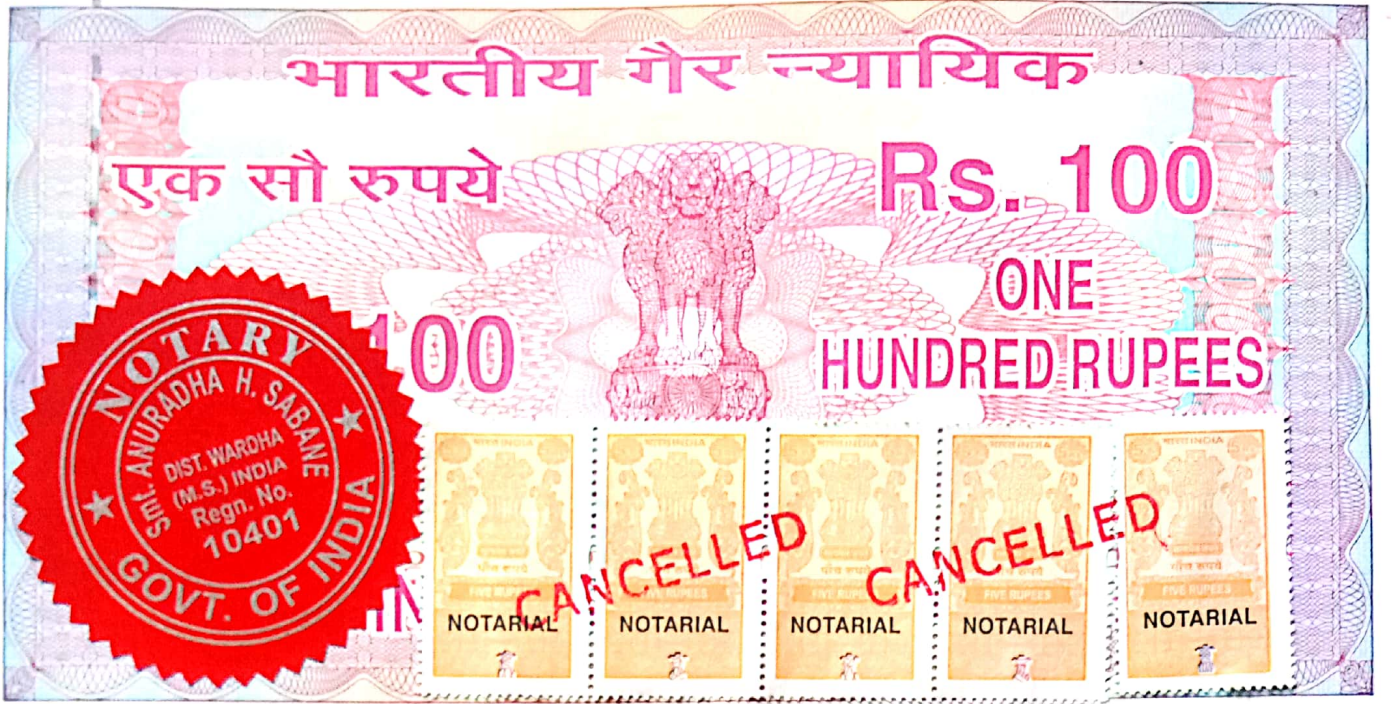




महाराष्ट्र MAHARASHTRA

2023

55AA 881569

पुद्गल पुद्गल -
दस्त नोंदणी होणार आहे का ? होय/नाही
क्या कमांक 4945 दिनांक 17/08/2023

पुद्गल विकत घेणाऱ्याचे नांव व सही योगेश लक्ष्मीकांत गवande
हस्त असल्यास त्याचे नांव व सही रायचि

पुद्गल विक्रेता: ग्रामदुत सेतु केंद्र तर्फे वैभव रा. नाई
परवाना क्र. जुना 1/2004 नविन 4501008

जिल्हाधिकारी कार्यालय, पालघाट, पालघाट, पालघाट
पुद्गल विक्री दिनांक पायुन 6 माहने वापर करता येईल

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



7 AUG 2023

FORM 'B'

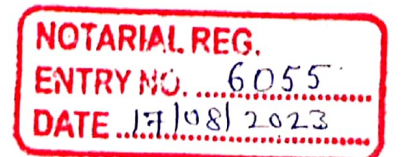
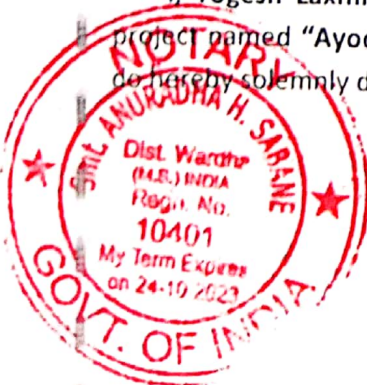
[See Rule 3(6)]

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 Mr./Ms. Yogesh Laxmikant Gawande s/o Laxmikant Gawande promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____:

I, Yogesh Laxmikant Gawande s/o Laxmikant Gawande promoter of the proposed project named "Ayodhya City"/ 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 31-03-2025.

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 the purpose.

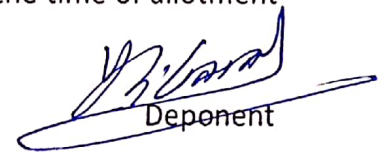
(b) For ongoing project on the date of commencement of the act

- ~~(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.~~

5. That the amount from the separate account shall be withdrawn in accordance with Rule
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 a 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 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/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall inform the authority regarding 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 regulations 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 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 there from:

Verified by me at WARDHA on this 17 day of August


Deponent

Attested

A. H. Sabane 17/08/2023
Smt. A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA