भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 143254

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

DEOLI

19 JAN 2023

उप-कोषागार अधिकारी
देवळी

NOTARIAL REG.
ENTRY NO. 946
DATE 08/02/2023

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 Sau. Pratima Diliprao Shankarpale, promoter of the proposed **Project "GANESH NAGAR PART- 4"** – Mauja: Deoli, Survey no. 194/3, Tah: Deoli & Dist: Wardha- 442001. duly authorized by the promoter of the proposed project, vide its / **her**/ their authorization.

NOTARY
Smt. ANURADHA H. SABANE
Dist. Wardha (M.S.) INDIA
Regn. No. 10401
My Term Expires on 24-10-2023
GOVT. OF INDIA

Dated:

I, Sau. Pratima D. Shankarpale, ~~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 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.~~

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 me / ~~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 me/ ~~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 I /~~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 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 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 the case may be.

Pratima Dilipraо Shankarpale
WARDHA.

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me _____ at Wardha on this 8th day of Feb. 2023

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

Pratima Dilipraо Shankarpale
WARDHA.

SWORN/SOLEMNLY AFFIRMED BY Smt. Pratima D Shankarpale
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY.....
BEFORE ME ON THE 08 DAY OF Feb. 2023 AT WARDHA

A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA

CANCELLED CANCELLED

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