भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 01AB 647545

मुद्रांक शुल्क - .....
दस्त नोंदणी होणार आहे का ? होय/नाही
क्रमांक 9348.0 दिनांक 3/1/2025
मुद्रांक विकत घेणाऱ्याचे नांव व सही .....
दस्त बजावण्यास त्याचे नांव व पत्ता .....
सही
मुद्रांक विक्रेता : शासकीय सेतु केंद्र तर्फे वैभव रा. पाळते
परवाना क्र. मुता 1/2004 नविन 4501009
अधिकार कक्षा : वर्धा, वर्धा
मुद्रांक खरेदी दिनांक : पासून 6 महिने बाबत वैध

Gungara Balaji Venture WARDHA

कार्यालयीन वेळ
सो दिनेश अग्रवाल, वर्धा

DISTRICT TREASURY OFFICE WARDHA

30 DEC 2024

मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

BEFORE NOTARY PUBLIC WARDHA
(Adv. ANIL G. LAMBAT)

NOTERIAL REGI
ENTRY No. 136
Date 1 JAN 2025

NOTARY ANIL G. LAMBAT Dist. Wardha (M.S.) INDIA Reg. No. 756 My Term Expires on 24/03/2028 MAHARASHTRA GOVT.

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. Sachin Madhusudan Singhaniya, Mr. Kishor Vishwanath Bhoot being partners of GUNGARA BALAJI VENTURE** a partnership firm declare that we are Promoters of Project "City Center" Commercial & Residential Complex as Sr. No. – 47/48/2/1, Plot No. 1/3, 1/4 and 1/5, Mouza-Chinchala,Tahsil – Wardha, Dist. Wardha - 442001.

Kishore Bhat

We, Mr. Sachin Madhusudan Singhaniya, Mr. Kishor Vishwanath Bhoot and being partners of GUNGARA BALAJI VENTURE a partnership firm declare that we are the Promoters of Project "City Center" Commercial & Residential Complex as Sr. No. – 47/48/2/1, Plot No. 1/3, 1/4 and 1/5, Mouza - Chinchala, Tahsil – Wardha, Dist. Wardha – 442001. do hereby solemnly declare, undertake and state as under:

1. That We have a Legal Title Report to the land on which the development of the project is proposed

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 plots project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is **30/03/2027** from the date of registration of project;

4. (a) For new projects:
That seventy per cent of the amounts 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 that 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, 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.

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 amounts from the separate account shall be withdrawn in accordance with Rule

6. That we will get the accounts audited within six months after the end of

Kishore Bhoot

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 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 will take all the pending approvals on time, from the competent authorities.

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

10. That we will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Deponent

Verification

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

Verified by me at Wardha this 05th day of January - 2025.

Deponent

SWORN/SOLEMNLY AFFIRMED
BEFORE ME ON THIS 11 JAN 2025
(Anil G. Lambat)
NOTARY
WARDHA (Maharashtra)
(INDIA)

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED