भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 209338

DISTRICT TREASURY OFFICE WARDHA

- 6 DEC 2022

पुर्तांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

NOTERIAL REGI.
ENTRY No 78
Date 12 JAN 2023

I Anil G. Lambat, NOTARY, Wardha duly appointed by Maharashtra State Government under Indian Notary Act 1954 to administer Oath / Authenticate Document etc.

(Anil G. Lambat)
NOTARY Gond Plot WARDHA

NOTARY ANIL G. LAMBAT Dist. Wardha (M.S.) INDIA Reg. No. 756 My Term Expires on 24/03/2023 MAHARASHTRA GOVT.

FORM
'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Om Balkrushna Thakre, Mr. Kishor Vishwanath Bhoot & Mr. Chandrashekhar Marotrao Raut are promoters of the proposed project named and styled as Shri Gungara Balaji Park;

We, Mr. Om B. Thakre & 2 others, promoters of the proposed project named and styled as Shri Gungara Balaji Park do hereby solemnly declare, undertake and state as under:

1. That I 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 **30/03/2026** 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 I will 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 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 will take all the pending approvals on time, from the competent authorities.

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

10. That I 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 my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Wardha this 12th day of January - 2023.

Deponent

12 JAN 2023
BEFORE ME
(Anil G. Lambat)
NOTARY 12/1/23
WARDHA (Maharashtra)
INDIA

NOTARY ANIL G. LAMBAT Dist. Wardha (M.S.) INDIA Reg. No. 756 My Term Expires on 24/03/2023 MAHARASHTRA GOVT.

DISTRICT NOTARY ANIL G. LAMBAT R. T. Marg Wardha (M.S.) INDIA Reg. No. 756 GOVT. OF MAHARASHTRA

M.S. CF/R 25/1

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