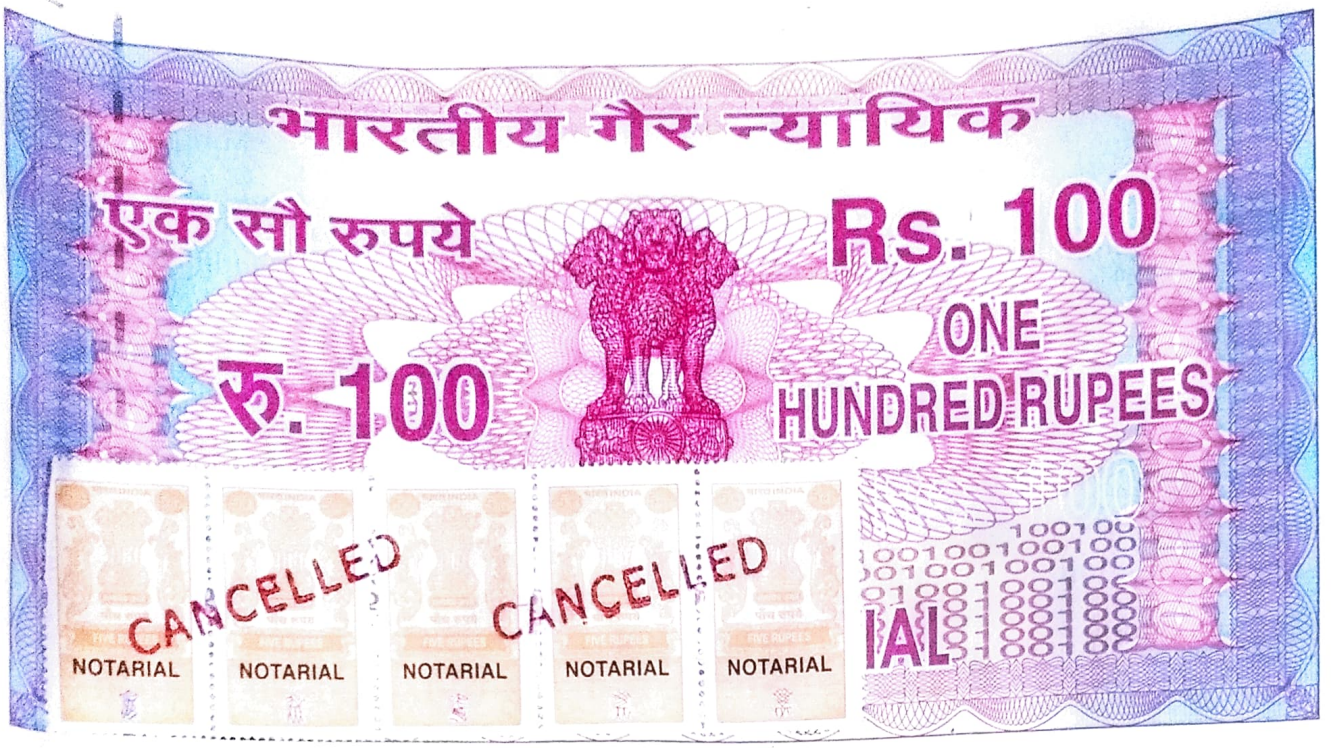


महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 265846

BEFORE NOTARY PUBLIC, WARDHA (M.S.)

मुद्रांक शुल्क - ...100.....ADV. ANURADHA H. SABANE

दस्त नोंदणी होणार आहे का ? होय / नाही

अनु क्रमांक 08763 दिनांक 19/1/2023

मुद्रांक विकत घेणाऱ्याचे नांव व सही .....

हस्ते असल्यास त्याचे नांव व पत्ता .....

सही

मुद्रांक विक्रेता : यामदूत सेतू केंद्र तर्फे वैभव रा. चाफले

परवाना क्र. जुना 1/2004 नवीन 4501009

जिल्हा वर्धा

मुद्रांक खरेदी दिनांक [illegible] खरेदी करता येईल

- 9 JAN 2023

मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

Udaym. Nitnaware

FORM 'B'

[See Rule 3(6)]

Affidavit cum Declaration

Affidavit Cum Declaration of Mr. Uday Nitnaware S/o Mansaram Nitnaware Promoter of the proposed project.

I, promoter of the proposed project of the proposed project 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 real estate project is enclosed herewith.

NOTARIAL REG.
ENTRY NO. 1212
DATE 19/01/2023

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

3. That the time period within which the project shall be completed by me from the date of registration of project is **31.12.2023.**

4. (a) For new projects :

That seventy per cent of the amounts realised 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 realised 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 realised 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 5

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 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 utilised 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 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

* Udayan Nitnaware

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 on this 12th day of Feb 2023

Deponent

* Udayan Nitnaware

Attested
A.H. Sabane 12/02
Smt. A. H. SABANE 2023
NOTARY
WARDHA DIST (M.S.) INDIA
12/02/2023. AHS

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
Valid Upto
31.3.2023
GOVT. OF INDIA