


महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XF 176453

DISTRICT TREASURY OFFICE WARDHA
- 3 SEP 2021
मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

NOTARIAL REC
ENTRY NO. 198
DATE 3/2/2022

46108 15-9-2021

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. Haribhau Wasudeorao Wazurkar, (Proprietor) promoter of the proposed **Project "DATTADHAM PART 1"** – Mauja: Satoda, Survey no. 58/1, Tah & Dist: Wardha. duly authorized by the promoter of the proposed project, vide its / **his**/ their authorization.

Dated:

I, Mr. Haribhau Wasudeorao Wazurkar, 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 ~~us~~ / 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 ~~us~~/ 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.

Deponent

**Verification**

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us _____ at _____on this ___ day of _____ _____

ATTESTED

3/2/2022

Mrs. Trupti S. Rotkar
Advocate & Notary
"GURUKRAJ", Old [illegible] Bank Colony,
Pratap Nagar, Wardha-442001. (M.S.)

NOTARY
Mrs. Trupti S. Rotkar
Wardha
Maharashtra, India
REGN. NO.
16097
My Term Expires
on 02/01/2025
GOVT. OF INDIA

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