

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 265845

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

मुद्रांक शुल्क - ..100.. होय/नाही
दस्त नोंदणी होणार आहे का ?
अनु. क्रमांक 10862 दिनांक 9/1/2023
मुद्रांक/विकत घेणाऱ्याचे नांव व सही ..... उदय मनोहरराव नितनवरे
दस्त अस्तित्वात त्याचे नांव व पत्ता ..... सही
मुद्रांक विक्रेता : ग्रामदुत सेतु केंद्र तर्फे वैभव रा. वाघळे
परवाना क्रं. जुना 1/2004 नविन 4501008

- 9 JAN 2023

मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit Cum Declaration ofMr.Uday M. Nitnaware Promoter of the proposed project**SARA NAGARI I**.

I,promoter 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.

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

NOTARIAL REG.
ENTRY NO. 1211
DATE 17/02/2023

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 afterthe end of every financial year by a practicing Chartered Accountant, and shallproduce astatement of accounts duly certified and signed by such practicingChartered Accountant, and it shall be verified during the audit that the amountscollected for a particular project have been utilised for the project and the withdrawalhas been in compliance with the proportion to the percentage of completion of theproject.

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 haveoccurred in the information furnished under sub-section (2) of section 4 of the Act andunder 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 beenprescribed 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

Uday M. Vijaywargiya

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 day of 13th Feb 2023

Uday M. Vijaywargiya

Deponent

Attested

A.H. Sabane 17/02/2023

Smt. A. H. SABANE

NOTARY

WARDHA DIST (M.S.) INDIA

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

NOTARY
ANURADHA H. SABANE
INDIA