भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

VK 4552

NAGPUR

09 AUG 2019

NOTARIAL REG.
ENTRY NO. 19275
DATE 26/8/2019

CHHAYA R. MAHISKAR
Dist. NAGPUR (M.S.) INDIA
Regn. No. 8012
My Term Expires on 06/06/2020
NOTARY GOVT. OF INDIA

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

Affidavit cum
Declaration

Affidavit cum Declaration of Mr .Gopal Ramdasji Kumbhare promoter of the proposed project duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/08/2019;

I, Gopal Kumbhare 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 is to be carried out

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.

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

3. That the time period within which the project shall be completed by me/promoter is 31ST MARCH 2022

4. (a) For new projects :
That seventy per cent of the amounts realized by me/promoter for the real estate project from the allot tees, 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 allot tees, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 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

**Verification**

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

Verified by me at_____on this____day of_____.

Deponent

Sworn before me on this 26th day of Aug 2019 at Nagpur by Shri / Smt. / Ku Gopal kumbhare R/o. Nagpur who has been indentified by Shri/Smt Self Advocate, Nagpur

Chhayade
NOTARY
Govt. of India
Nagpur (M.S.)

CHHAYA R. MAHISKAR NOTARY GOVT. OF INDIA Dist. Nagpur (M.S.) INDIA Regn. No. 8012

Chhaya Rajaram Mahiskar
Advocate & Notary
Plot No.46, Shyam Nagar,
Bhagwan Nagar Road, Infront of
Bank of Maharashtra, Nagpur-440022

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