

महाराष्ट्र MAHARASHTRA

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23 JUN 2023

NOTARIAL REG.
ENTRY NO. 7140
DATE 5/7/23

NOTARY GOVT OF INDIA
YOGENDRA S. JAMBHULKAR
Nagpur Dist (M.S.) INDIA
Regn. No. 8[illegible]

FORM 'B'

[See rule 3(4)]

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. Machhindra Ramchandra Kadam, Mr. Rohit Machhindra Kadam & Mrs. Geeta Machhindra Kadam, Promoter of the proposed project / dulyauthorized by the promoter of the proposed project, vide its/his/their authorization dated – 07/10/2021 No. EE/ NMRDA/ DPC/Agree/504.

I, Mr. Machhindra Ramchandra Kadam, Mr. Rohit Machhindra Kadam & Mrs. Geeta Machhindra Kadam 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 to the land on which the development of the project isproposed

OR

-not applicable- have/has a legal title to the land on which the development of the proposed projectis to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement betweensuch owner and promoter for development of the real estate project is enclosed herewith.

१) मुद्रांक विक्री नोंद वही अनु. क्रमांक 028 दिनांक 26/01/2023

२) दस्तऐवज प्रकार

३) [illegible] आहेत काय

४) सिलेक्टरीने फाडलेले तपशील

५) [illegible]

६) [illegible]

७) मुद्रांक शुल्क रक्कम

टी. एन. कोळेकर

मुद्रांक विक्रेता, परवाना क्र. [illegible]

जिल्हाधिकारी यांचेकडून / कार्यालय, [illegible]

ज्या कारणासाठी जास्तीचा मुद्रांक खरेदी केला तशी स्थिती झाल्यामुळे मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

NOTARY GOVT. OF INDIA

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances *Not Applicable* including details of any rights, 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 me/Promoter is-29/06/2024.

4. 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules

and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 29th day of June 2023.

Deponent

SWORN BEFORE ME ON THIS 5 DAY OF July 2023 AT NAGPUR BY SHRI/SMT./KU. os above R/O. WHO HAS BEEN IDENTIFIED BY SHRI SMT. ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA

SEAL OF NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist.
(M.S.) India
Reg. No.
8196
GOVT. OF INDIA

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