



महाराष्ट्र MAHARASHTRA

2020

NAGPUR TREASURY
XB 458201
07 DEC 2020
Stamp: Stamp Clerk / Sr. Clerk

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./Ms. SANJAY SURESH JOSHI Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 07.12.2020;

I, SANJAY SURESH JOSHI 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 is proposed

OR

[Signature]

JD BUILDCON PRIVATE LIMITED have/has a legal title 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 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 said land is free from all encumbrances.

OR

That, details of encumbrances –NA- 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 30 Months (30 June, 2023).

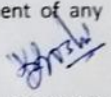
4. (a) For New projects:

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.

(b) For ongoing project on the date of commencement of the Act

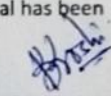
(i) That seventy per cent of the amounts realized hereinafter by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That, the amounts from the separate account shall be withdrawn in accordance with rule 5
6. That, I / 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 / promoter shall take all the pending approvals on time from the competent authorities.
8. That, I / 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 / 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 therefrom. Verified on this 8th day of December, 2020


Deponent