

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASU
97AA 181263
23 JUL 2024
Stamp Head Clerk (Sr.)

NOTARY KRUSHNA J. GAME Regd. No. 7995 NAGPUR DISTRICT GOVT. OF INDIA

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms.Tejas S/o Ashokkumar Bhayani Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Tejas S/o Ashokkumar Bhayani 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

NOTARIAL Reg.
ENTRY NO. 855
DATE : 12-8-2024

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४) १२९२३/

0 5 AUG 2024

१. मुद्रांक विकी नोंदवही अनु क्रमांक,दिनांक :

२. मुद्रांक विकत घेणाऱ्याचे नांव, पूर्ण पत्ता व सही

लतेश रमणीकलाल वोरा व अन्य,

३. सक्षम प्राधिकृत मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

कु.डी.एच.दोशी
ना.मं. ५/९६ क्रमांक ९.५०३०३७
गांधीबाग, नागपूर.

१. सक्षम कार्यालयाच्या न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक खरेदीची आवश्यकता नाही. (शासन आदेश क्र. मुसं/२८/२००४ नुसार)

उक्त कारणेसाठी ज्यांनी रु.१८० रुपये स्वतंत्र मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे आवश्यक आहे.

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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_____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 31/12/2024.

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 percent 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 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 of Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.

6. That I/promoter shall get the accounts audited with in 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.

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

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

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 Nagpur on this 12th day of August 2024.

Deponent

SEAL OF NOTARY KRUSHNA J. GAME Nagpur Dist. (M.S.) India Reg. No. 7995 GOVT. OF INDIA

NOTARY KRUSHNA J. GAME Regd. No. 7995 NAGPUR DISTRICT GOVT. OF INDIA

Sworn before me on this 12 day of August 2024 at Nagpur by Shri/Smt./Ku. Tejas A. Bhayani R/o. Nagpur, Who has been identified by Shri/Smt. Himself Advocate Nagpur

12.8.2024

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

KRUSHNA J. GAME B.Com. LL.B Advocate & Notary 333, Garoba Maidan, Old Bagadganj, Nagpur-8

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