

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NOTARIAL REG.
ENTRY NO 8814
DATE 10-07-2021

YE 971595
02 JUL 2021

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dinesh Uttamrao Patne promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/06/2021;

I,Dinesh Patne 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

   M/s. Dinesh Patne & Vaishali Patne have/has a legal title Report 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.

NOTARY VIVEK K. KOLTE Nagpur Dist. (M.S.) INDIA Regn. No. 8309 My Term Expires On 6-7-2023 GOVT. OF INDIA

V. D. Patne

9 JUL 2021

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	६३३४ दिनांक
२) दस्ताचा प्रकार	भाडे
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन.	
५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता	
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	

आर. के. कांबळे

मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४
जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



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

OR

That details of encumbrances (No Encumburances) including details of any rights, title, interest orname 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 September 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 on going 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 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project

TARY K. KOLTE ur Dist INDIA 6509 Expires 2023 INDIA

V. D. Patole

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 andregulations made under the Act.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has beenconcealed by me therefrom.

Verified by me at Nagpur on this 9th day of JULY 2021.

Deponent

SEAL OF NOTARY VIVEK K. KOLTE Nagpur Dist. (M.S.) INDIA Regn. No. 6309 GOVT. OF INDIA

NOTARY VIVEK K. KOLTE Nagpur Dist. (M.S.) INDIA Regn. No. 6309 My Term Expires On 8-7-2023 GOVT. OF INDIA

SWORN SOLEMNLY AFFIRM BY Mr. Dinesh Uttampao Patne WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self BEFORE ME THIS THE 10th DAY OF July, 2021 AT NAGPUR.

10/7/2021

VIVEK K. KOLTE
NOTARY
NAGPUR DISTRICT
(M.S.) INDIA

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