

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐ YF 667716

NOTARIAL REG.
ENTRY NO 6099
DATE 03/08/2021

28 JUL 2021

Stamp Head Clerk / Sr. Clerk

FORM – B – PANKAJ CHANDRAKANT WAGHMARE

[See rule 3(6)]

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Shri Pankaj Chandrakant Waghmare**, promoter of the proposed project, vide his authorization dated 29th July 2021;

I, **Shri Pankaj Chandrakant Waghmare**, promoter of the proposed project i.e. "UNIQUE PARK - 1", does hereby solemnly declare, undertake and state as under:

२	दस्ताचा प्रकार	/दिनांक
३)	दस्त नोंदणी करणार आहेत का ?	होय / नाही
४)	मिळकतीचे थोडक्यात वर्णन	
५)	मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६)	हस्ते असल्यास त्यांचे नाव पत्ता व सही	
७)	दुसऱ्या पक्षकाराचे नाव	
८)	मुद्रांक शुल्क रक्कम	100

मुद्रांक विक्रेता. ला.क.१४/१९८६ कोड क्र.५६०५०१५
जिल्हाधिकारी परिसर,त. कार्यालय. नागपूर (शहर)

ज्या कारणासाठी त्यांनी मुद्रांक, खरेदी केला त्यांनी त्याचं कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

1. That I, the Promoter has a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of Legal Title Report dated 31-07-2021 issued by Adv. Amol Darekar is enclosed herewith.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 31-07-2021 issued by Adv. Amol Darekar.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31st August 2026.**

4. 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,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 Disclosure on Website) Rules, 2016 ("Said Rules")

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 4 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 the promoter shall not discriminate against any allottees at the time allotment of any apartment, plot or building, as the case may be.

Verification

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

Verified by me at 2nd this August day of 2021

Pankaj Waghmare

Deponent

NOTARY
Ms. SHARDA S. BHIWGAD
Dist. NAGPUR
(M.S.) INDIA
Regn. No. 6805
My Term Expires
on 28-9-2023
GOVT. OF INDIA

NOTARY
S. S. Bhiwgade
Nagpur Dist.
(M.S.) INDIA
Regn. No.
6805
GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED
BY P. C. Waghmare
Nagpur
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY _____
BEFORE ME THIS THE 03
DAY OF Aug 2021
AT NAGPUR.

03/08/2021

S.S. BHIWGADE
NOTARY
DIST NAGPUR (M.S.) INDIA

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