

महाराष्ट्र MAHARASHTRA © 2020 ©

NAGPUR TREASURY
YF 861016
31 AUG 2021
Stamp Head Clerk / Sr. Clerk

FORM 'B'
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE OWNER OR ANY PERSON AUTHORIZED BY THE OWNER

Affidavit cum Declaration

- Affidavit cum Declaration by **MR. GAJANAN S/o BHAGWANTRAO DESHMUKH,** Aged about 74 Years, Occupation - Retired, (Income Tax PAN – ABAPD6050G) (Aadhar No. 2095 5073 5488) (Mobile No. 9422937197) Resident of Plot No. R-2, Harsh Co-operative Housing Society, Laxminagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR, (Owner) of the proposed project "**HARSH RESIDENCY**"

- **MR. GAJANAN S/o BHAGWANTRAO DESHMUKH** do hereby solemnly declare, undertake and state as under:

- That, the Owner 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 Owner for development of the real estate project is enclosed herewith.

- That, No litigation is pending related to any right, title, interest in the project.
- That, the Owner undertakes to complete the project on or before 31-12-2025.
- **For ongoing project on the date of commencement of the Act.**
- That seventy per cent of the amounts to be realised hereinafter by Owner 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.
- That the amounts from the separate account shall be withdrawn in accordance with Rule 5
- That, the Owner 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- That, the Owner shall take all the pending approvals on time, from the competent authorities.
- That, the Owner 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.
- That, the Owner has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- That, the Owner shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.
- THAT, for completion of the development works speedily Executant and Other Owners jointly executed a General Power of Attorney relating to the said Plot No. 2 in Block "R" in favour of M/s. Omkara Builders and Developers on 27.02.2020 which is duly registered in the Office of the Sub-Registrar, Nagpur – 4 in Book No. 1 at Sr. No. 1532/2020 on 27.02.2020.

OMKARA BUILDERS & DEVELOPERS

PARTNER

(SADANAND MADHAVRAO KOKATE)
Partner of M/s. Omkara Builders And Developers
As a duly Constituted Attorney for
GAJANAN BHAGWANTRAO DESHMUKH
(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 on this day of ___ SEPTEMBER, 2021

OMKARA BUILDERS & DEVELOPERS

PARTNER

(SADANAND MADHAVRAO KOKATE)
Partner of M/s. Omkara Builders And Developers
As a duly Constituted Attorney for
GAJANAN BHAGWANTRAO DESHMUKH
(Deponent)