भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ ZB 607787

14 JAN 2022

NOTARIAL REG
ENTRY NO.: 171
DATE 17/1/22

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

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

Affidavit cum Declaration

Affidavit cum Declaration of **Jairam Naidu**, land owner of the proposed project Naidu Apartments duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, **Jairam Naidu**, land owner 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

SEAL OF NOTARY SANIA MORE Dist NAG Reg. No. 10496 GOVT. OF INDIA

१) पुढील दिलेला पत्र यांचा अनुक्रमांक 88813 दिनांक 17 JAN 2022

२) कार्यालय प्रमाणे प्रतिज्ञा

३) सदर कागदपत्रे कुरियर अहेरे आहेत काय? होय/नाही

४) विशेषतीचे कोणकोणते तपशील -

५) पुढील प्रक्रिया कोणत्या नावे व कोठे जमाबंदी आयुक्त

६) इतर आवश्यक तपशील नाव, पत्ता व खाते

७) पुढील कार्यवाहीचे पत्ते

८) पुढील पुरुक रवाना

दिनांक

पुढील दिशेने, ला.क. ९/७८, पोस्ट क्र.

जिल्हाधिकारी परिसर, [illegible]

अन्य कार्यवाहीसाठी उमेदवारी मुद्रांक खरेदी केल्या खाली कार्यवाहीसाठी पुढील खालील योग्यतापत्रे व परिशिष्ट आवश्यक संबंधकारक आहे.

the project

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SEAL

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 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 project land is free from all encumbrances.

OR

That the details of encumbrances_____ including dues and litigation, 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 from the date of registration of project; 31/10/2023.

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 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.

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 Rule5

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 3 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 I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

NOTARY ★ SANTA MORE ★ Dist NAG Reg. No. 10496 ★ GOVT. OF INDIA ★

Deponent

Verification

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

Verified by me at_____on this_____day of_____ .

Deponent

GOVT ★ Sanjay More ★ INDIA ★

SEAL OF NOTARY ★ SANTA MORE ★ Dist NAG Reg No. 10496 ★ GOVT. OF INDIA ★

Sworn / Solemnly Affirmed by .....
Who is personally known to me identified by .....
before me on this ..... day of on 17/11/22 at nagpur

Adv. Sanjay P. More
Notary And Advocate

NOTARIAL ★ NOTARY ★ NAGPUR ★ GOVT OF INDIA ★ NOTARIAL