

महाराष्ट्र MAHARASHTRA

◐ 2021 ◐

ZN 968717
24 JUN 2022
Stamp Head Clerk/Sr. Clerk

NOTARY
Ms. Surajkala Singh N Chouhan
Dist Nagpur
(M.S.) INDIA
Regn No
9126
My Term Expires on 20/10/2026
GOVT. OF INDIA

FORM 'B'

[See Rule3 (6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **MR.Sadanand Madhavrao Kokate (Authorized Partner) of M/s SHRIVARI PROPERTIES (Promoter)** of the proposed Newproject **"MANORAMA RESIDENCY"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Mr. Sadanand Madhavrao Kokate(Authorized Partner) of **M/s SHRIVARI PROPERTIES**(Promoter)duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30th June 2025**.

4. **(a)For New projects:-**
   That seventy per cent of the amounts realised by me 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.
   That seventy per cent of the amounts to be realised hereinafter by 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That, 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, the promoter have 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/s SHRIVARI PROPERTIES.
(Promoter)

Mr. Sadanand Madhavrao Kokate
(Authorized Partner)
(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 **30th June 2022**.

M/s SHRIVARI PROPERTIES
(Promoter)

Mr. Sadanand Madhavrao Kokate
(Authorized Partner)
(Deponent)

ATTESTED

Ms. Surajkalasingh N. Chouhan
NOTARY
Nagpur DIST. (M.S.) INDIA

NOTARIAL REG.
ENTRY NO. 617
DATE 30/06/2022