भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
16AA 151206
4 OCT 2022
Stamp Head Clerk/Sr. Clerk

NOTARY
VINCHURKAR
Dist. Nagpur (M.S.) INDIA
Regn. No. 5822
Date 27-03-2023
GOVT OF INDIA

REGISTRAR REG.
EXCISE NO. 8805
DATE 10/10/2022

आर. बी. इन्फ्रा

आवेदित

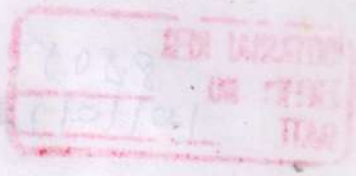
900/-

23596

10 OCT 2022

पी. पी. टोकेकर







FORM 'B'

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

Affidavit Cum Declaration

Affidavit cum declaration of MR. SANDEEP GOPICHAN BADWAIK & CHANDRASHEKHAR KRISHNAJI REWATKAR of M/s R B INFRA Promoter of the proposed project

WE, MR. SANDEEP GOPICHAN BADWAIK& CHANDRASHEKHAR KRISHNAJI REWATKAR promoter of proposed project / duly authorized by promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That WE / promoter have / has a legal title report to land on which development of project is proposed.

OR

MR. MR. SANDEEP GOPICHAN BADWAIK& CHANDRASHEKHAR KRISHNAJI REWATKAR have/has a legal title report to land on which development of proposed project is to be carried out.

AND

A legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorized by land owner along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances.

3. That the time period within which project shall be completed by me / promoter is 31 Dec. 2026.

4. (a) For new projects :

That seventy per cent of amount realised by me/ promoter for real estate project from allot tees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

(b) For on- going Project on date of commencement of the Act.

(i) that seventy per cent of amount to be realised hereafter by me/ promoter for the real estate project form allot tees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose accordance with ruled framed by state government.

OR

(ii) That entire amount to be realised hereafter by me/ promoter for real estate project form allot tees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project accordance with rules framed by state government.

5. That amounts from separate account shall be withdrawn in accordance with rules framed by state government.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I/ promoter shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statements of accounts duly certified and signed by such chartered accountant and shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been compliance with proportion to percentage of completion of the project.

8. That I/ promoter shall take all approvals on time from competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by rules regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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

NOTARY M. M. VINCHURKAR Dist. Nagpur (M.S.) INDIA Regn. No. 5622 My Term Expires on 27-03-2023 GOVT OF INDIA

NOTARY M. M. VINCHURKAR Nagpur Dist (M.S.) INDIA Regn. No. 5622 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Sandeep Badwaik

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY _____

BEFORE ME THIS THE 10/10/2022 DAY OF _____

10/10/22

M. M. VINCHURKAR
ADVOCATE & NOTARY