भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR

10AA 590508

18 NOV 2022

Stamp Head Clerk / St. Clerk

NOTARIEL REG.
ENTRY NO. 16702
DATE 21/11/2022

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**Shri Yashwant S/o Ajabrao Khodke(Authorized Signatory/Proprietor) (Promoter)** of theproposed Newproject **"Vedant Amber"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Shri Yashwant S/o Ajabrao Khodke(Authorized Signatory/Proprietor) (Promoter)the Projectduly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

NOTARY GOVT. OF INDIA SEAL OF NO. ARCHANA D. JAISWAL NAGPUR (M.S.) Regd. No. 4753

१) दस्ताचा प्रकार, अनुच्छेद क्रमांक	
२) दस्त नोंदणी करणार आहेत काय ?	होय / नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक [illegible]	दुय्यम निबंधक क्र.
४) मिळकतीचे वर्णन	
५) [illegible]	
६) [illegible]	यशवंत खोडके
७) [illegible]	
८) [illegible]	200
९) मुद्रांक शुल्क [illegible]	900
१०) मुद्रांक विक्री [illegible]	30040
११) मुद्रांक विकत घेणाऱ्याचे [illegible]	21 NOV 2022
पी. पी. ठाकरे	मुद्रांक विक्रेता ला.क्र. १/८५, कोड क्र. ४६०१००४ जिल्हाधिकारी परिसर ता. कार्यालय, नागपूर (बाहेर)

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 **31-12-2025**.

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 bypromoter for the real estate project from the allottees, from time totime, 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.

Shri Yashwant S/o Ajabrao Khodke

(Authorized Signatory/Proprietor/ Promoter)

Verification

The contents of my above Affidavit cum Declaration are true andcorrect and nothing material has been concealed by me therefrom.

Verified by me at on this day of **21nd November 2022**.

Shri Yashwant S/o Ajabrao Khodke

(Authorized Signatory/Proprietor/ Promoter)

Be Sworn Solemnly Affirmed by Gn above

Who is personally Known to me / identified by –

before me on this 21st day of Nov 2022 at Nagpur

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010