

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

10AA 402818
29 NOV 2022
Stamp Vendor Clerk / Sr. Clerk

NOTARIAL REG
ENTRY No. 51709
DATE 6/12/2022

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
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 **Shri Jogindar S/o Liladhar Sahu (Authorized Partner) of M/s Dhanshree Construction Builders and Developers (Promoter)** of the proposed New project **"Sunshine Apartment"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे ..... दि.प.

प्रतिज्ञापत्रासाठीचे कारण .....

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता ..... श्री.प्र.ही. कनकदुर्वार विजयी एस SOEMPT

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक/दिनांक ..... नागपूर ९९९६ दि. ६/१२/२२

मुद्रांक विकत घेणाऱ्याची सही/दिनांक .....

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांकतसेच मुद्रांक विक्रीचे ठिकाण

सौ. सविता स्व. चांदूरकर
स्टॅम्प व्हेंडर,
लॉ. नं. २०/१९९२
दु.नि.क्र.५, नागपूर-शहर
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14

I, Shri Jogindar S/o Liladhar Sahu (Authorized Signatory/Proprietor) (Promoter)the Project 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 **30-06-2025**.

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.

Shri Jogindar S/o Liladhar Sahu

(Authorized Signatory/ Partner)

Dhanshree Construction Builders and Developers

(Promoter)

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 **06th December 2022**.

SWORN BEFORE ME ON THIS ..6..
DAY OF ..Dec..20..22.. AT NAGPUR BY
SHRI / SMT./ Ku. ..Above Deponent..
R/o NAGPUR ..WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

Shri Jogindar S/o Liladhar Sahu

(Authorized Signatory/ Partner)
Dhanshree Construction Builders and Developers

(Promoter)

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