



महाराष्ट्र MAHARASHTRA

2022

11AA 290957

NOTARIAL REG.

ENTRY NO. 17843

DATE 09/12/2022

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

09 DEC 2022

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

Affidavit cum Declaration

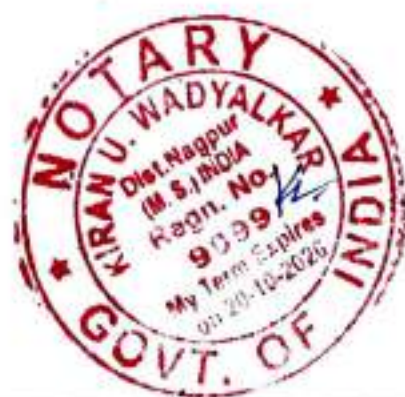
Affidavit cum Declaration of MR RAVINDRA GULABRAO KODE duly authorized by the promoter of the M/s SARASWA INFRATECH a partnership firm for the proposed project "SARASWA CITY" vide its authorization dated 09/12/2022.

I MR RAVINDRA GULABRAO KODE duly authorized by the promoter of the M/s SARASWA INFRATECH for the proposed project "SARASWA CITY" do hereby solemnly declare, undertake and state as under:

1 That promoter have a legal title Report to the land on which the development of the project is proposed

OR

o have/has a legal title Report to the land on which the development of the proposed project is to be carried out



१) दस्तावेज प्रकाश/अनुसूचित प्रकाश

२) दस्तावेज नोंदणी करणार आहेत काय ? होय नाही

३) नोंदणी होणार असल्यास दुसरे निदेशक जाहीलवाना काय दस्तावेज मिळाले ?

४) मुद्रांक विभाग घेणाऱ्याचा नाव ११२९ इ.प्र.१२३ तर्फे २१/६ कोडे

५) दुसऱ्या पक्षाकडूनही नाव

६) कोटी असल्यास कोटीचे नाव काय ? ३१/१२/२१

७) मुद्रांक विधी कोडे कोटी व अनुक्रम ३६५३३ दिनांक १/२/२०२२

८) मुद्रांक प्रिंटर घेणाऱ्याची माली

श्री. एस. एस. निलावार

मुद्रांक विभाग, ता. १२/२०२२, अक्षा ३४, ...
दस्तावेज प्रकाश जाणवत

NOTARIAL REG.



AND

- o 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

- a That 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 promoter is on or before 10th October 2024.

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- a (a) **For new projects :**
That seventy per cent of the amounts realised 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 (b) **For ongoing project on the date of commencement of the Act :**

(i) That seventy per cent of the amounts to be realised 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 realised 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.

That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017.

That I / promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
- 8 That I/ promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.



- 9 That I / 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 may be.


Mr Ravindra G. Kode
(Deponent)

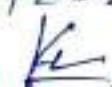
Verification

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


Mr Ravindra G. Kode
(Deponent)



SWORN / SOLEMNLY AFFIRMED
BY
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY
BEFORE ME THIS THE
DAY OF
AT NAGPUR.


KIRAN U. WADYALKAR
NOTARY
TH DIST. NAGPUR (M.S.) INDIA

