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
11AA 819288
03 [illegible] 2023
Stamp Head Clerk / Sr. Clerk

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

NOTARIAL REG
ENTRY No. 1715
DATE 13/1/2023

FORM 'B'

[See Rule 3(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 **M/s RK Builder and Developer (Promoter)** it Partner and Authorised Signatory **Smt. Ranjana W/o Yashwant Khodke** of the proposed New project **"Swami Samarth Enclave"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Smt. Ranjana W/o Yashwant Khodke (Authorized Partner) of **M/s Swami Samarth Enclave** (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.

दस्ताचा प्रकार/अनुच्छेद क्रमांक-४
दस्त नोंदणी करणार आहेत का?
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव
मिळकतीचे वर्णन
मोबदला रक्कम, मुद्रांक शुल्क रक्कम
मुद्रांक विकत घेणाऱ्याचे नांव, पता सही दि.
हजर असल्यास त्यांचे नांव, पत्ता सही दि.
दुसऱ्या पक्षकाराचे नांव
मुद्रांक विक्रेत्याची सही, विक्री अनु. क्र. दि

100/- 5/1/2023

M/s. RK buildews & developers

57/60 Rau

Nagpur

सौ. मा. क. बोरकर,
ला. नं. १५/८९ कोड क्र. ४६०१००९
जिल्हाधिकारी कार्यालय, नागपूर.

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 **30-06-2026**.

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.

Smt. Ranjana W/o Yashwant Khodke

(Authorised 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 **11th January 2023**.

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

NOTARY
MRS. CHANCHAL KHURANA
Nagpur Distt. (M.S.) INDIA
Regd. No. 6386
GOVT. OF INDIA

Smt. Ranjana W/o Yashwant Khodke

(Authorised Partner)

(Deponent)

SWORN BEFORE ME ON THIS 13th
DAY OF Jan 20 23 AT NAGPUR BY
SHRI / SMT./ Ku. Abole Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

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

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