

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 54AA 135556

04 OCT 2023

NOTARIAL REG.
ENTRY NO. 20674
DATE 09 OCT 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 Mr./~~Ms.~~**Shashank Omprakash Maheshwaris/o Omprakash Maheshwari**promoter of the proposed project /~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated____~~:

I,**Shashank Omprakash Maheshwaris/o Omprakash Maheshwari**promoter of the proposed project"**Gokul Nagari-II**"~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

NOTARY
Vikal Omprakash Chachra
Nagpur
Maharashtra India
Regn. No.
16125
My Term Expires
on 02.01.2025
GOVT. OF INDIA

फक्त प्रतिज्ञापत्रासाठी

१) मुद्रांक विक्री नोंदवही अनुक्रमांक 30988

दिनांक 4/10/23

२) मुद्रांक विक्रेत्याचे नाव व रहिवासाचा पत्ता व सही ..... मे० राही वोर्सिंग

..... इनमुद्रा - 9881YZ

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

राहुल आर. घुटके
स्टॅम्प व्हेन्डर ला. नं. ३९/९५
दु.नि.क्र.८, नागपूर शहर
कोड नं. ४६०१०५०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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

   OR

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

   AND

   A legally valid authentication of the 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

   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 me/promoter from the date of registration of the project **31-03-2026.**

4. (a) For new project:
   That seventy per cent of the amount realized 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 the purpose.

   (b) For ongoing project on the date of commencement of the act

   (i) (that seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, 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, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.

TARY
Akash Chachra
pur
tra India
No.
25
Expires
1-2025
INDIA

5. That the amount from the separate account shall be withdrawn in accordance with Rule

6. That I/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 a 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project

7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/the promoter shall inform the authority regarding 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 I/the 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

Deponent

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from:

Verified by me at

NOTARY Vikal Omprakash Chachra Nagpur Maharashtra India Regn. No. 16125 My Term Expires on 02-01-2025 GOVT. OF INDIA

NOTARY Vikal Omprakash Chachra Nagpur Maharashtra, India REGN. NO 16125 GOVT. OF INDIA

09 OCT 2023

Sworn before me on this 09th day of Oct 2023 at Nagpur by Shri/Smt./Ku. S. O. Rameshwar R/o Nagpur who has been identified by Shri/Smt. ..... Advocate, Nagpur

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

NOTARIAL NOTARIAL Cancelled NOTARIAL Cancelled NOTARIAL NOTARIAL