

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
52AA 054869
24 AUG 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 10880
DATE : 08/08/23

SEAL OF NOTARY ★ RAKESH N. MOHOD ★ Dist. Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

FORM – B
SHRI WASUDEO ANADRAO DESHMUKH
[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

I, **SHRI WASUDEO ANADRAO DESHMUKH**; having resident at Near Ram Mandir, Deshmukh Pura, Katol - 441302, the Promoter of the proposed Real Estate Project ("the Promoter") to hereby solemnly declare, undertake and state as under:

१)	मुद्रांक विक्री नोंद वही अनुक्रमांक	1517 / दिनांक
२	दस्ताचा प्रकार	पगी
३)	दस्त नोंदणी	आवश्यक आहे ? होय / नाही
४)		
५)	मुद्रांक	
६)	हस्ते	
७)	दुय्यम	
८)	मुद्रांक शुल्क रक्कम	

8 AUG 2023

वासुदेव [illegible] देशमुख

[illegible]

एकनाथ दरोडे

मुद्रांक विक्रेता, ला.क्र.१४/१९८६, फोन क्र.२६०१०१६
जिल्हाधिकारी परिसर, स. कार्यालय, नागपूर (शहर)

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

SEAL OF NOTARY PUBLIC
Dist. Nagpur (M.S.)
Regd. No. 1

I, **Shri Wasudeo Anadrao Deshmukh**, owner / promoter, authorized to execute the present affidavit cum declaration vide authorization dated 28th June 2023.

The entire project is known as **"MAA CHANDIKA NAGAR"**. The said project is of single building for a proposed 29 habitable plots over the covered parking, having a total of 50 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 03-08-2023 issued by Adv. Ashwin Patil.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2026 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said 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.

5. That the amount 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 Disclosure on Website) Rules, 2016 ("Said Rules")

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 utilized 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 / has 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

Shri Wasudeo Anadrao Deshmukh
Owner

Verification

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

Verified by me at 8th August 2023

Deponent

Shri Wasudeo Anadrao Deshmukh
Owner

SEAL OF NOTARY RAKESH N. MOHOD Dist. Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 08 DAY OF 08 2023 AT NAGPUR BY SHRI/SMT./KU. as above R/O. NAGPUR, WHO HAS BEEN IDENTIFIED BY SHRI/SMT. — ADVOCATE NAGPUR.

RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA

SEAL OF NOTARY Rakesh Nanasaheb Mohod MAH. NAGPUR Regn. No. 15138 GOVT. OF INDIA

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