भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
75AA 739795
09 FEB 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL Reg.
ENTRY NO. 6291
DATE 23/02/2024

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 Sudhakar Changdeo Wanjari Promoter of the proposed project Elite Homes duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17/02/2024

I ,Mr Sudhakar Changdeo Wanjari Promoter of the proposed project Elite Homes duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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

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, the said project is free from all encumbrances.

NOTARY SUDHAKAR R. BOLE NAGPUR (M.S.) GOVT. OF INDIA

दुय्यम

मुद्रांक शुल्क रुपये 100

29599 दिनांक 12-12-17

मुद्रांक विक्रेता ला.क्र. 4197

जिल्हाधिकारी परीसर स. कार्यालय नागपूर

सुनील तिरजले

Bhugaon

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be 30 Months i.e 31/08/2026

4. That, seventy per cent of the amounts 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 that purpose.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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

8. That I/ 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 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 contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.Verified on this day of 17/02/2024

Deponent

SWORN SOLEMNLY AFFIRMED BY Sudhakar Changdeo Wanjari WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self BEFORE ME THIS THE 23rd DAY OF Feb 2024 AT NAGPUR

23/02/24

SUDHAKAR R. BHOLE
NOTARY
NAGPUR DIST. (M.S.) INDIA