

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

75AA 924483

20 MAR 2024

FORM 'B'

[See Rule3(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 **Shri Ashok Jagannath Trivedi, (Land Owners),** through its Power of Attorney (POA)Holder Shri.Ashwini S/o WardhmanGolechha,of theproposed Newproject **"WHC One by MangalamJagannath"**, duly authorized by the Landowners of the Proposed

Legal o

३) दस्त बाजार मूल्यापेक्षा जास्त आहे काय ?	होय/नाही
४) नोंदणी केलेल्या अक्षरांचा मुद्रांक निरीक्षक कार्यालयाचे नाव	दुय्यम निबंधक क्र
५) मिळकतीचे वर्णन	
६) भरपाईची रक्कम	
७) मुद्रांक विकत घेणाऱ्याचे नाव	Goldcrest Housing & Infrastructure P+ Ltd
८) हस्ते असल्यास त्यांचे नाव	
९) मुद्रांक खरेदी रक्कम	100 22/03/2024
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	58830
११) मुद्रांक विकत घेणाऱ्याची सही	Sandeep
नरेंद्र सुरेश पाटील नोंदणी	मुद्रांक विक्रेता ला. क १८/११, कोड क्र. ४६१००१ दि. २ नोंदणी भवन, त कार्यालय, नागपूर शहर.

New Project, vide its authorization letter and Power of Attorney Dated 06thSeptember 2009;

Project Details: WHC One by MangalamJagannath" Situated at Plot No.239, CTS No.965, Sheet No. 24, NMC House No.518, Ward No.70 MoujeGadga, Civil station Expansion scheme Village: Nagpur Taluka and District Nagpur-440010.

I, Shri. Ashwini S/o WardhmanGolechha(POA Holder)of the Projectduly 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.

   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 Mortgaged with Bank of Baroda Dharampeth Branch, Nagpur for availing the Credit Facitity from the bank in the form of Construction Finance.
3. That, the Promoter undertakes to complete the project on or before **31/12/2027**.
4. **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.
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.

For Land Owners



Shri. . Ashwini S/o WardhmanGolechha,

(POA Holder)

(Deponent)

Verification

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

Verified by me at on this day of **23rd March 2024**.

For Land Owners



Shri. . Ashwini S/o WardhmanGolechha,

(POA Holder)

(Deponent)