

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 75AA 924484

20 MAR 2024

Stamp Vendor Clerk/Sr. Cler

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**Golechha Housing & Infrastructure Private Limited** through its Director and Authorised Signatory Shri. Ashwini S/o Wardhman Golechhaof theproposed Newproject **"WHC One by Mangalam Jagannath",** duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 23rd March 2024;

१) मुद्रांक वेंडर / अनुज्ञेय क्रमांक	Legat 9
२) दस्त कोणत्या कारणासाठी आहे काय ?	
३) अनेकांनी खरेदीदार असल्यास पुरवणी निवेदक कार्यालयाने दिलेला क्रमांक	
४) नियंत्रकीय वर्णन	
५) मोबदला रक्कम	Lodestar Housing 9. Infrastructure P. Ltd
६) मुद्रांक विकत घेणाऱ्याचे नाव	
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास	
९) मुद्रांक शुल्क रक्कम	100
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	58831 22/03/2024
११) मुद्रांक विकत घेणाऱ्याची सही	Sandeep
नरेंद्र मुनोत	मुद्रांक विक्रेता, ला.क्र. १८/९१ कोड क्र. ४६०१००१ जि. जिल्हाधिकारी, नागपूर, त. कार्यालय, नागपूर (शहर)

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

We, Golechha Housing & Infrastructure Private Limited through its Director and Authorised Signatory **Shri. Ashwini S/o Wardhman Golechha** 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 Golechha Housing & Infrastructure Pvt. Ltd.

Director

Shri. Ashwini S/o Wardhman Golechha

(Directorand Authorized Signatory)

Golechha Housing & Infrastructure Private Limited

(Promoter)

(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 **23rdMarch 2024**.

For Golechha Housing & Infrastructure Pvt. Ltd.

Director

Shri. Ashwini S/o Wardhman Golechha

(Directorand Authorized Signatory)

Golechha Housing & Infrastructure Private Limited

(Promoter)

(Deponent)