



महाराष्ट्र MAHARASHTRA

2022

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अनु.क्र. पु.शु.सं.सं. 100-
प्रस्तावक प्रकार 25/8/2022
वस्तु नोंदणी करवावळ जाहीत का? होय/नाही.
निलंबकीय कार्य
मुद्रांक विहित घेणाऱ्याचे नांव मारु शेठ
पत्ता 25/8/2022
दुसऱ्या व्यक्तीचे नांव व पत्ता 25/8/2022
हस्ताक्षर व्यक्तीचे नांव व पत्ता 25/8/2022
मुद्रांक विहित घेणाऱ्याची सही 25/8/2022



FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THEPROMOTER

Affidavit cum Declaration



Affidavit cum Declaration of (1) Mr. Mayur Lajpatrai Agarwal , (2) ~~Mr. Lajpatrai Mamraj Agarwal~~ of M/s. Nath Developers promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated;

We (1) Mr. Mayur Lajpatrai Agarwal , (2) ~~Mr. Lajpatrai Mamraj Agarwal~~ of M/s. Nath Developers project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / 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 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, detailsof any rights, title, interest or name of any party in or over such land, along withdetails _____

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; 31.07.2025

4. (a) For new projects :

That seventy per cent of the amounts realised 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 andthe land cost and shall be used only for that purpose.

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

- (i) That seventy per cent [70%] of the amounts to be realized hereinafter by me/promoter M/s. Nath Developers 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.

OR

- (ii) That entire of the amounts to be realized herein after by me/promoter M/s. Nath Developers 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That We (1) Mr. Mayur Lajpatrai Agarwal . (2) Mr. Lajpatrai Mamraj Agarwal of M/s. Nath Developers 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 We, 1) Mr. Mayur Lajpatrai Agarwal . (2) Mr. Lajpatrai Mamraj Agarwal of /the promoter of M/s. Nath Developers shall take all the pending approvals on time, from the competent authorities.
8. That We/ 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 We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.




Mr. Mayur Lajpatrai Agarwal


Mr. Lajpatrai Mamraj Agarwal

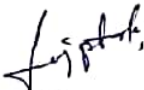
Deponent

Verification

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

Verified by me at on this day of

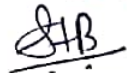

Mr. Mayur Lajpatrai Agarwal


Mr. Lajpatrai Mamraj Agarwal

Deponent



BEFORE ME



SANGEETA ASHOK BHAGAT
Notary Govt. of India, Pune

Noted and Registered

at Sr. No. 5135/2022

Date:- _____

27 AUG 2022

