



महाराष्ट्र MAHARASHTRA

2022

46AA 160837



FORM - 'B'

[See rule 3(4)]

<b>NOTARY</b>	
NOTED & REGISTERED	
At Serial No. ....	1685 / 2023
Date	26 / 5 / 2023
This Document Contains	
Total	3 Pages

**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. Sandeep Santu Chakane Partner of Shree Mateshwari Developers, the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/05/2023;

I Mr Sandeep Santu Chakane Partner of Shree Mateshwari Developers Promoter of the proposed project / 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

OR

Mr Sandeep Santu Chakane Partner of Shree Mateshwari Developers have/has a legal title to the land on which the development of the proposed projects 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.



जाड पत्र-१

कारक प्रतिज्ञापत्रमाठी (अनुच्छेद-४)  
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे  
प्रतिज्ञापत्रमाठीचे कारक  
मुद्रांक विकत घेणाऱ्याचे नांव व  
सहवाशी पत्ता

गणमा- नशिक  
पुणे ४११००७

श्री. मातेरुपी डेवगुपर्स, ३०२, श्रीपुत्रा कॉम्प्लेक्स,  
इंदिरा नगर, नशिक

मुद्रांक विक्री बाबतची नोंद वही अनु. क्र./  
दिनांक:

क्र. २३२० दि. २५/५/२०२३

मुद्रांक विकत घेणाऱ्याची सही

हातेत संतु यशो . *kehalcar*

परवाना मुद्रांक विक्रेत्याची सही

श्री. आ. कुलकर्णी शाम डुप्लीकेटर्स,  
श्री. वी. एस. नाशिक. ला. नं. ९४/१९०५/१९

*(Handwritten mark)*



*(Faint, mostly illegible text from the reverse side of the document, including phrases like 'I, the Promoter...', 'This is a legal title...', 'I, the undersigned...', 'AND', 'legally valid authentication...')*



2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances NIL including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is **31/03/2028**.

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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

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

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

*K. Chokane*  
Deponent

### Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 23<sup>rd</sup> day May 2023.

Parties Identified by Me

*K. Chokane*  
Deponent



Solemnly affirmed  
**BEFORE ME**  
*Ashok S. Rumane*  
**ASHOK S. RUMANE**  
Advocate & Notary Govt of India  
Madhushri Apt., D.K. Nagar, Gangapur  
Road, Nashik Mob. 9822289184

