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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RL 819309

9332 22.6.2016 ₹.900/-

NOTARY A. G. GUPTA Adv. For Amravati Distt. Regn. No.4629 EXPIRY DT. 28-6-2017 GOVT. OF INDIA

OFFICE OF THE TREASURY OFFICER 12 JUL 2017

Sau. S. S. Jaju Stamp Vendor AMRAVATI Licence No.14/1392

N. R. S. No. 1006/2017

Dt. 29.07.2017

Notary

FORM 'B'

(See Rule 3(6))

DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Narendra Gopichand Bharani, Aged 39 years, R/o- Nashikkar Plots, , Amravati , Partner of M/s Dreamz Infrastructure, (Promoter of the Ongoing Project "Dreamzland Business Park – Phase I") , duly authorized by the Promoter of the Proposed Project, vide its authorization dated 27/07/2017

I, Narendra Gopichand Bharani, duly authorized by the Promoters of the Ongoing Project do hereby solemnly declare, undertake and state as under :-

ARUN G. GUPTA
ADV. & NOTARY
GOVT OF INDIA
VORBAG, AMRAVATI (Mah.)
M-9370154533

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1. a) That promoters have legal title to the land admeasuring 15 Hectare 895 R. out of survey no. **87,88,119(P),113,134,135,138,139,140,142,&144(P)**of Mouje -Borgaon, Pragane Nandgaon Peth, Amravati , of which the Project land is a Part ,on which the development of the project is proposed and a legally valid authentication of title of such land is enclosed herewith.

   b) THAT the Promoter has intends to promote and develop the township in phases, under the name 'Dreamzland Business Park', on above land and various pieces of lands abutting each other at village Borgaon, Taluka Amravati, District Amravati, comprising a large track of land, hereinafter referred to as the proposed Township Land. Out of the proposed Township Land, the Promoter has already purchased some parcels of land, while the owners of some other parcels have agreed to sell their parcels of land together with rights to develop the same, and some other parcels of land are in the process of being acquired by the Promoter. The Promoter has also drawn conceptual plans for development of the township, which comprises of commercial units, residential houses, school, convenience shopping, open spaces, amenity spaces, internal roads and other infrastructure. The promoter intends to develop the said Township in 13 phases.

   c) Presently, out of the total 13 phases, the 4 phases are ongoing as per the sanctioned building plans having 14 commercial buildings and the remaining phases will be registered and developed in the near future. The description of the phase of the said township is as under :-

Sr No	Name of the Phase	Description of the Phase
1	Dreamzland Business Park-Phase I	Building Name – Wing A1
2	Dreamzland Business Park-Phase II	Building Name – Wing A2, Wing A3, Wing A4, Wing A5, Wing A6, Wing A7
3	Dreamzland Business Park-Phase III	Building Name – Wing B1 Wing B2, Wing B3, Wing B4
4	Dreamzland Business Park-Phase IV	Building Name – Wing B5 Wing B6, Wing B7
5	Dreamzland Business Park-Phase V to XIII	Phase V to XIII shall be register and developed by promoters in future.

   d) The promoters hereby apply for grant of registration of the Phase 1 of the said township "Dreamzland Business Park – Phase I".

   e) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **5978.84** square meters only and Promoter has planned to utilize proposed Floor Space Index square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are

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applicable to the said Project. The Promoter has disclosed the Floor Space Index of as proposed to be utilized by him on the project land in the said Project for the proposed construction and sale of tenements/apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

2. That the promoters have raised Project Loan of Rs. 27,00,00,000/- On the entire project (considering the first five phases) from Punjab National Bank and there is no any litigation pending related to any right, title, interest before the court of law ;

3. That the promoters shall complete the said Project "Dreamzland Business Park – Phase I" on or before 31-03-2019.

4. (i) That seventy percent of amounts to be realized hereinafter by the promoter of the for the abovementioned project from the allotters, 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 hereinafter by promoters for the real estate project from the allottees, from time to time shall be deposited in the 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 receivables 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 Rules 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That the promoter shall get the accounts audited within six months after the end of the 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 projects 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 theAct and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the promoters 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.

VERIFICATION

I, Narendra Gopichand Bharani, Aged 39 years, R/o - Gopinandan , Nashikkar Plot Amravati , Partner of M/s Dreamz Infrastructure (promoter of the proposed project Dreamzland Business Park- Phase I) duly authorized by promoter of the proposed project, do hereby

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solemnly declare that the above contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Amravati on this 29th Day of July 2017.

Deponent

ATTESTATION OF AFFIDAVIT

I do Swear in the name of God that this is
Solemnly affirm
my name and signature (or mark) and that
the contents of this my affidavit are true

Deponent
Date 29.07.17
Amravati.

Notary
Arun G. Gupta
Notary & Advocate
Morbag, Amravati

SEAL OF NOTARY
ADV. ARUN GUPTA
DIST. AMRAVATI
MAHARASHTRA
Regd. No. 4529
GOVT. OF INDIA

NOTARY CANCELLED NOTARIAL