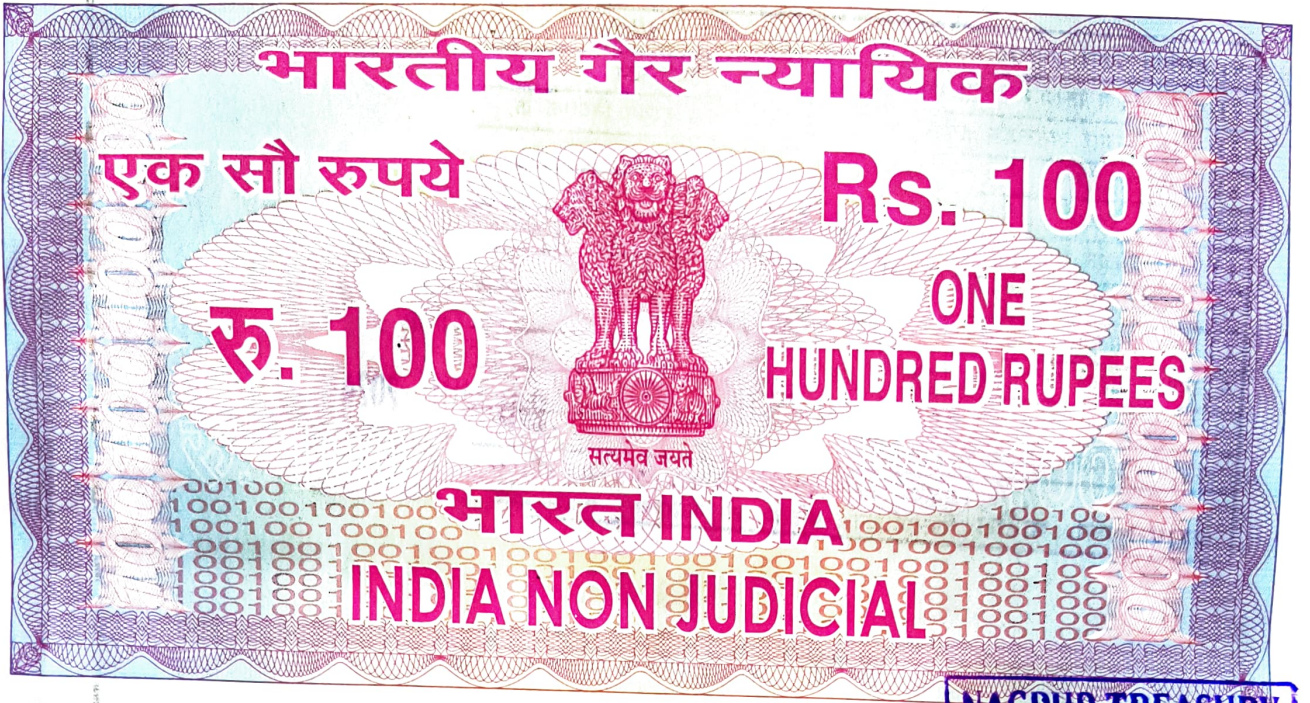




महाराष्ट्र MAHARASHTRA

● 2024 ●

NAGPUR TREASURY
00AB 772902
23 JUL 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 6026
DATE 26/7/24

FORM 'B'

[See rule 3(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 Mufaddal Mullajuzer Kurlawalapartner
at Raj Associates promoter of the proposed project Raj
Township located at 159/1, 159/2, 160, 162, 164/2 at Badnera,
Amravati, Amravati, 444701: duly authorized by the promoter of
the proposed project, vide its/his/their authorization dated.

१) दस्तावेजा प्रकार/अनुसूद्ध क्रमांक	प्रतीक
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास वस्तु	नाय दुय्यम निबंधक क.
४) विक्रीसाठीचे वर्णन	
५) घेतल्या रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	Roi Associates
७) दुरुन्या पक्षकाराचे नाव	
८) हस्ता अस्तत्वाय त्याचे नाव	th. mustafa
९) मुद्रांक शुल्क रक्कम	100/-
१०) मुद्रांक विक्री नोंद घरी अनु क्रमांक	17879 दिनांक
११) मुद्रांक विकत घेणाऱ्याची सही	26 JUL 2024
यशवंत एन. काडील	मुद्रांक विक्री ला.क्र.२३०/८६ कोड क्र. ४६०९८
	जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर शहर



I, Mufaddal Mullajuzer Kurlawala partner at Raj Associates promoter of the proposed project Raj Township located at 159/1, 159/2, 160, 162, 164/2 at Badnera , Amravati, Amravati, 444701; 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 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

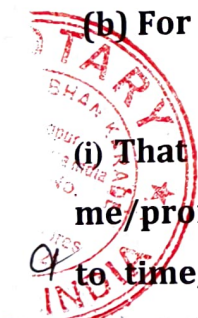
That the details of encumbrances__ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;31/12/2028

4. (a) For new projects:

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.

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



(i) That seventy per cent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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, 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 I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project

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

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

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

Mufaddal

Deponent

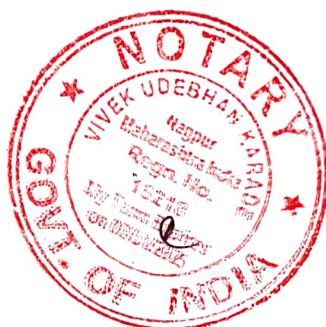
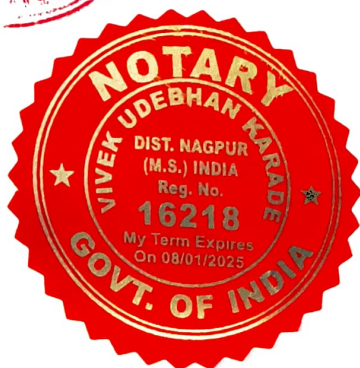
Verification

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 NAGPUR on this 26/07/2024.

Mufaddal

Deponent



Sworn before me on this
day of July 2024 at Nagpur
Shri/Smt./Ku. M. M. Kurkade
R/o Meer who has been identified
by Shri/Smt. Sheet
Advocate, Nagpur.

Sheet
NOTARY
GOVT. OF INDIA
NAGPUR

