



महाराष्ट्र MAHARASHTRA

2024

CS 683282

12 NOV 2024



FORM B

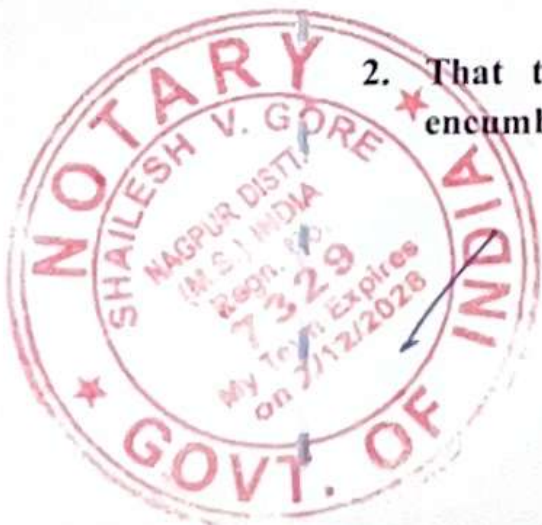
[Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. Emaar Developers & Builders Private Limited through its Managing Director Mr. Madan Balaji Ratan aged about 65 years, occupation business, resident of 558, New Shukrawari, Fawara Chowk, Nagpur – 440032 duly authorized by the promoter of the proposed project vide its board resolution dated 30.06.2017;

I, Madan Balaji Ratan duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title report to the land on which the development of the proposed project is to be carried out.
2. That the project land is free from all encumbrances/ there is no litigation(s)/ encumbrance(s) on the said project land.



For **EMAAR** DEVELOPERS & BUILDERS
PRIVATE LIMITED

(Madan Ratan,
Managing Director)

3. That the time period within which the project shall be completed by promoter, from the date of registration of project "Madan Ratan City", **on or before 31/12/2026**.
4. 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 the promoter shall take all the pending approvals, if any, 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 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

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 ^{23rd} day of November, 2024.

For **EMAAR** DEVELOPERS & BUILDERS PRIVATE LIMITED


(Madan Ratan,
Managing Director
Deponent



Deponent

For **EMAAR** DEVELOPERS & BUILDERS PRIVATE LIMITED


(Madan Ratan,
Managing Director

Sworn before me on this ²³ dt.

day of ^{Nov} 2024

Shri/Smt./Ku.

R/o. Nagpur

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NOTARY
GOVT. OF INDIA
Nagpur (M.S.)

