

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐

NAGPUR TREASURY
UT 678157
22 FEB 2019
Stamp Head Clerk

NOTARIAL REG.
ENTRY NO. 1879
DATE 5/3/19

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PARTNER OR ANY PERSON AUTHORIZED BY THE PARTNER

Affidavit cum Declaration

Affidavit cum Declaration of M/S. NEEL GAGAN DEVELOPERS partner of the proposed project / duly authorized by the promoter / partner of proposed project, vide it's authorization dated 05.03.2019

I, JITENDRA CHAGANLAL JAIN Partner of the proposed project / duly authorized by the partner of the proposed project do hereby solemnly declare, undertake and state as under

1. That I / Partner have / has a legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and partner for development of the real estate project is enclosed herewith.

NOTARY YOGENDRA S. JAIBHUKAN Nagpur Dist. (M.S.) INDIA Regd. No. 8186 GOVT OF INDIA

2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by me / partner is 31.03.2024
4. That seventy percent of the amounts realized by me / partner 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of complication of the project.
7. That I / Partner 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 / Partner shall take all the pending approvals on time, from the competent authorities.
9. That I / Partner have / has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I / Partner 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.

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 05th Day of March 2019.

Deponent

SWORN BEFORE ME ON THIS 5 TH DAY OF March 19 AT NAGPUR BY SHRI./SMT./KU. ..... R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI./SMT. ..... ADVOCATE, NAGPUR

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

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