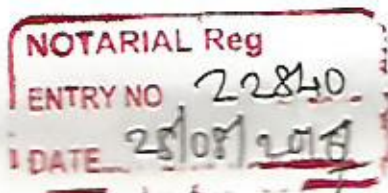




महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY

PG 104304

03 JUL 2017

Stamp Head Clerk / Sr. Clerk

FORM 'B'
[See rule 3(4)]

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./Ms. PNB Construction Company, through its promoter Mr. Sudhir Balarao Bagde of the proposed project vide its/his/their authorization dated _____.

I, Sudhir Balarao Bagde, 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

PNB Construction Company have/ has a legal title to the land on which the development of the proposed project is to be carried out



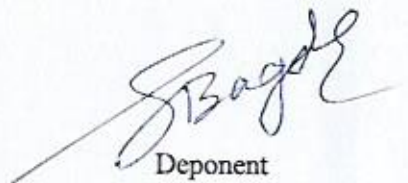
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is having encumbrances from Oriental Bank of Commerce.

That details of encumbrances of Term loan for Rs.300,00,000/- (Rs. Three Crores Only) sanctioned from Oriental Bank of Commerce, including details of any right, title, interest or name of any party in or over such land, along with details.

3. That the tile period within which the project shall be incomplete by me/promoter is 31 December, 2019.
4. That seventy percent of the amount realized by me/promoter for the real estate project from all the allottees, from time to tome, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

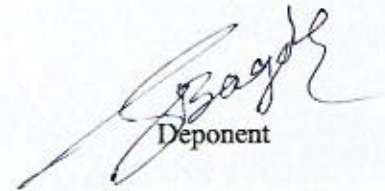



Deponent

Verification

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

Verified by me at Nagpur on this 28th day of Aug, 2017.


Deponent



SWORN SOLEMNLY AFFIRMED
BY Sri. H. S. Balaram Bhole
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY
Sri. H. S. Balaram Bhole

BEFORE ME THIS THE 28th
DAY OF Aug 17 AT NAGPUR

SAARANG M. DEO
NOTARY
NAGPUR DIST. (M.S.) INDIA

My Term Expires on 26-02-2018

