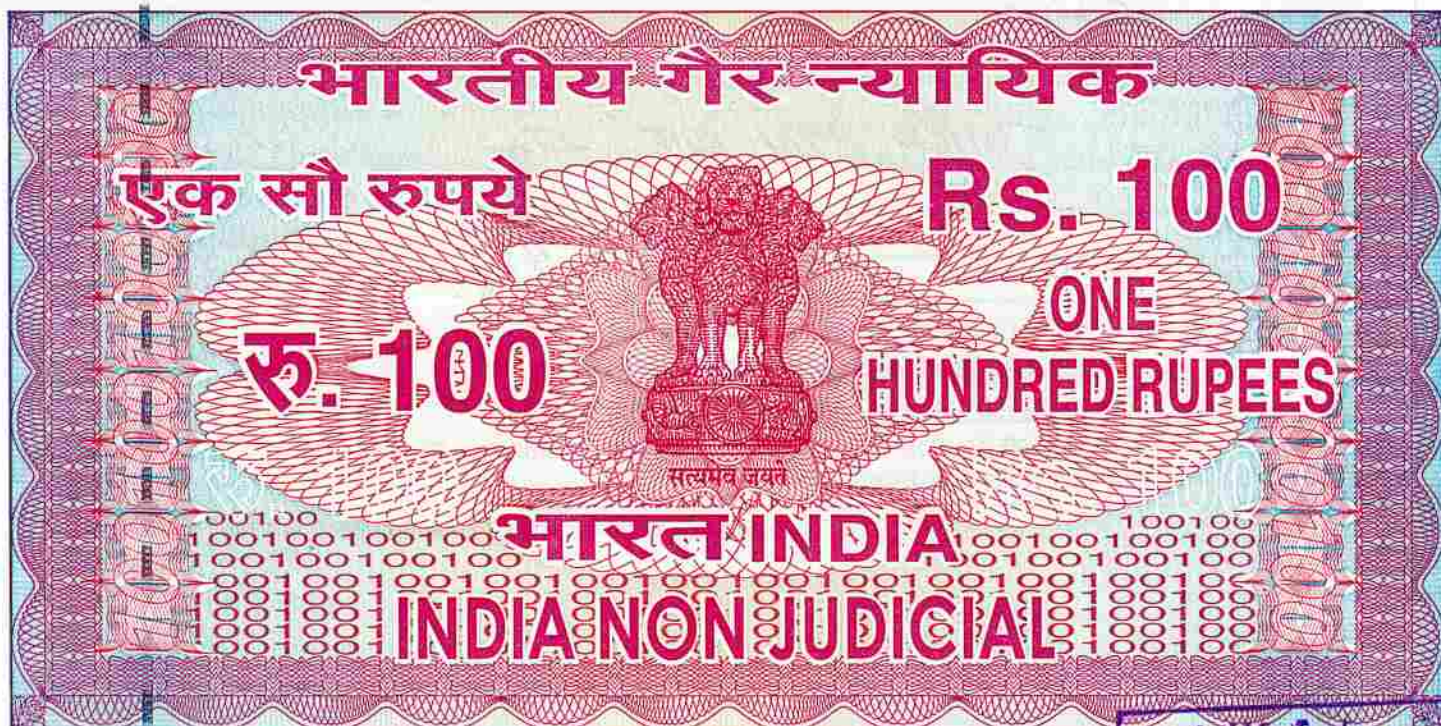




महाराष्ट्र MAHARASHTRA

2019

NOTARIAL REG

ENTRY No. 25728

DATE 8/6/19

NAGPUR TREASURY

VC 769909

02 MAY 2019

Stamp Head Circle / Co. Nagpur

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 Mr./Ms. ADITYA VIRBAHADUR SHAH (RAJE VIR BAHADUR SHAH INFRA) Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26TH SEP 2015

I, ADITYA VIRBAHADUR SHAH promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



१) मुद्रांक क्र. ५३४८ दिनांक २८ MAY 2019

२) वस्तुनाम प्रकार होमपत्र

३) टांक मालकी करणार आहेत काय? होय/नाही

४) मालकीचे यादीद्वारे दर्शवणे

५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता दादिल मंगल शाह २८

६) हस्ते असल्यास त्याचे नाव मला बघा

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम १००

सतिश एच. घाटील मुद्रांक विक्रेता, ता.क्र. १६/८९, काड क्र. ४५०१०४१

पिल्हाधिकारी परिसर, त. कार्यालय, त.रापुर (रा.हर)

ज्या कारणासाठी मधीली मुद्रांक खरेदी केला त्यांगी त्याच कारणासाठी मुद्रांक खरेदी केला आहे. ६ महिन्यात वापरणे बंधनकारक आहे.



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 detail of encumbrances NA 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 projects;

(a) For new projects:

That seventy per cent of the amount 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 schedule 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 amount 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 schedule 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 bank account to



be maintained in a schedule 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 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 Accountants, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and 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 promotion 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 may be.

Deponent

Verification

The content of my above Affidavit cum declaration are true and correct and nothing material has been canceled by me therefrom.

Verified by me at _____ on this _____ day of _____.

Deponent

from before me on this 8th day of June 2009 at Nagpur by Shri. Smt. Ku. Above deponent R/o Nagpur who has been identified by Shri / Smt. Advocate, Nagpur.

NOTARY
GOVT OF INDIA
Nagpur - M S I INDIA

