महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 52AA 912613

24 AUG 2023

NOTARIAL REG.
ENTRY NO. 10691
DATE 14/8/2023

FORM 'B'

[See rule3(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**M/s Imperial Gruh Nirman Sahakari Sanstha (Promoter)**through itsChairperson and Authorised Signatory**Shri. Sanjay Vitthaldas Jariwala**of theproposed Newproject **"IMPERIAL HEIGHTS"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

Project Details: "IMPERIAL HEIGHTS" Situated at Situated at RH-20, Rengapar,Butibori Industrial Area-441108.

NOTARY ★ INDIA
PURUSHOTTAM N. PORKUTE
NAGPUR DIST. (M.S.)
REGD.NO.3810
★ GOVT. OF

दस्ताचा प्रकार..... प्र. ५.....

दु.नि. कार्यालयाचे नांव.....

मिळकतीचे वर्णन.....

मुद्रांक विकत घेणाऱ्याचे नांव..... इम्पेरियल गृहनिर्माण सह. संस्था

दुसऱ्या पक्षकाराचे नांव.....

हस्ते असल्यास त्याचे नांव व पत्ता.....

मुद्रांक विकत घेणाऱ्याची सही.....

मुद्रांक शुल्क रक्कम रु. २००/५००.....

मुद्रांक विक्री अनु.क्र. 4236 दिनांक 14/8/2023

सौ. रांजीतनी लक्ष्मण देऊलकर
स्टॅम्प वेन्डर (मुद्रांक विक्रेता)
डिस्ट्रीक्ट कोर्ट, नागपूर
लायसन्स नं.९/१९५०
लाय.को. नं. ४९०१००८
मो.नं. ९०२१०२५८३६

NOTARIAL SERVICE
NOTARY NO.
DATE
NOTARY

I, Shri. Sanjay Vitthaldas Jariwala(Chairperson and Authorized Signatory) of**M/s Imperial Gruh Nirman Sahakari Sanstha** (Promoter)the Projectduly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/12/2035**.

4. **(a)For New projects:-**
   That seventy per cent of the amounts realised by me 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.
   That seventy per cent of the amounts to be realised hereinafter bypromoter for the real estate project from the allottees, from time totime, 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 shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 utilised 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 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 promoter 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.

Shri.Sanjay Vitthaldas Jariwala

(Chairperson and Authorised Signatory)

M/s Imperial Gruh Nirman Sahakari Sanstha

(Promotor)

(Deponent)

Verification

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

Verified by me at on this day of **11thAugust, 2023**.

Shri.Sanjay Vitthaldas Jariwala

(Chairperson and Authorised Signatory)

M/s Imperial Gruh Nirman Sahakari Sanstha

(Promotor)

(Deponent)

SWORN Solemnly affirmed
by Above deponent
who is ~~Personally Known~~
~~to me~~ / Identified by .....
.....
before me on this the 14th
day of Aug at Nagpur
2023

14/8/2023

PURUSHOTTAM N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M.S.)

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL