भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

76AA 033778

12 JAN 2024

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG

ENTRY NO 837

DATE 16/01/2024

SEAL OF NOTARY ARCHANA D. JAISWAL Regd. No. 4753 NAGPUR (MS) GOVT. OF INDIA

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s PRATHMESH ENTERPRISE having its registered office at Block No.96, VIP Road, Ramdaspeth , Nagpur, 440010 , promoter of project i.e. "PRATHMESH VIHAR" situated at the location, S-No. 23/1 PH No. 11 CTS No. 39 Sheet No.30 at Nagpur (M Corp.), Nagpur, 440030 Occupation :-Business, do hereby solemnly declare, undertake and state as under:

1. That the promoters have a legal title Report to the land on which the development of the project is proposed to be carried out.

2. That the project land is free from all encumbrances except project bank finance.

Contd..

3. That the time period within which the project shall be completed by the promoter from the date of registration of project is on or before 30/12/2024.

4. . That seventy per cent of the amounts to be realised 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. 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 has 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.

Prathmesh Enterprise

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 ___th day of January, 2024.

Deponent

...TARY
...JAISWAL
No.
...153
...PUR (M.S.)
...T. OF INDIA

NOTARY
ARCHANA D. JAISWAL
Regd. No
4753
NAGPUR (M.S.)
GOVERNMENT OF INDIA

SEAL OF NOTARY
ARCHANA D. JAISWAL
Regd. No
4753
NAGPUR (M.S.)
GOVT. OF INDIA

Be Sworn Solemnly Affirmed
by ca absent
Who is personally Known to
me / identified by —
before me on this 16th day
of Jan 2024 at Nagpur

16/01/2024

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010

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