

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

MAHARASHTRA

2024

NAGPUR TREASURY

24AB 029725

17 DEC 2024

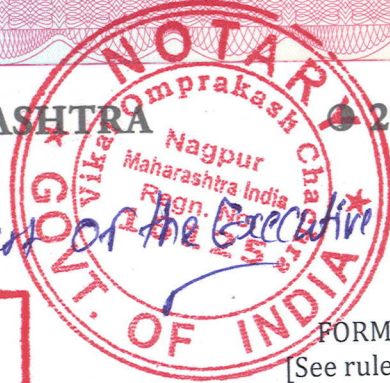
Stamp Head Clerk Mr. Clerk

In the Court of the Executive Magistrate At Nagpur

NOTARIAL REG.

ENTRY NO. 3642

DATE 3.0 DEC 2024



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, Ramdaspath, 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, 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.
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 31/12/2025.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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. 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.

U236 837 of I.P.C.

Verified at Nagpur on this 30th day of December, 2024.

Deponent

Sworn before me on this 30th
day of DEC 2024 at Nagpur by
Shri/Smt./Ku. Above Deponent
R/o. [Signature] who has been identified
by Shri/Smt. [Signature]
Advocate, Nagpur.

30 DEC 2024

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

