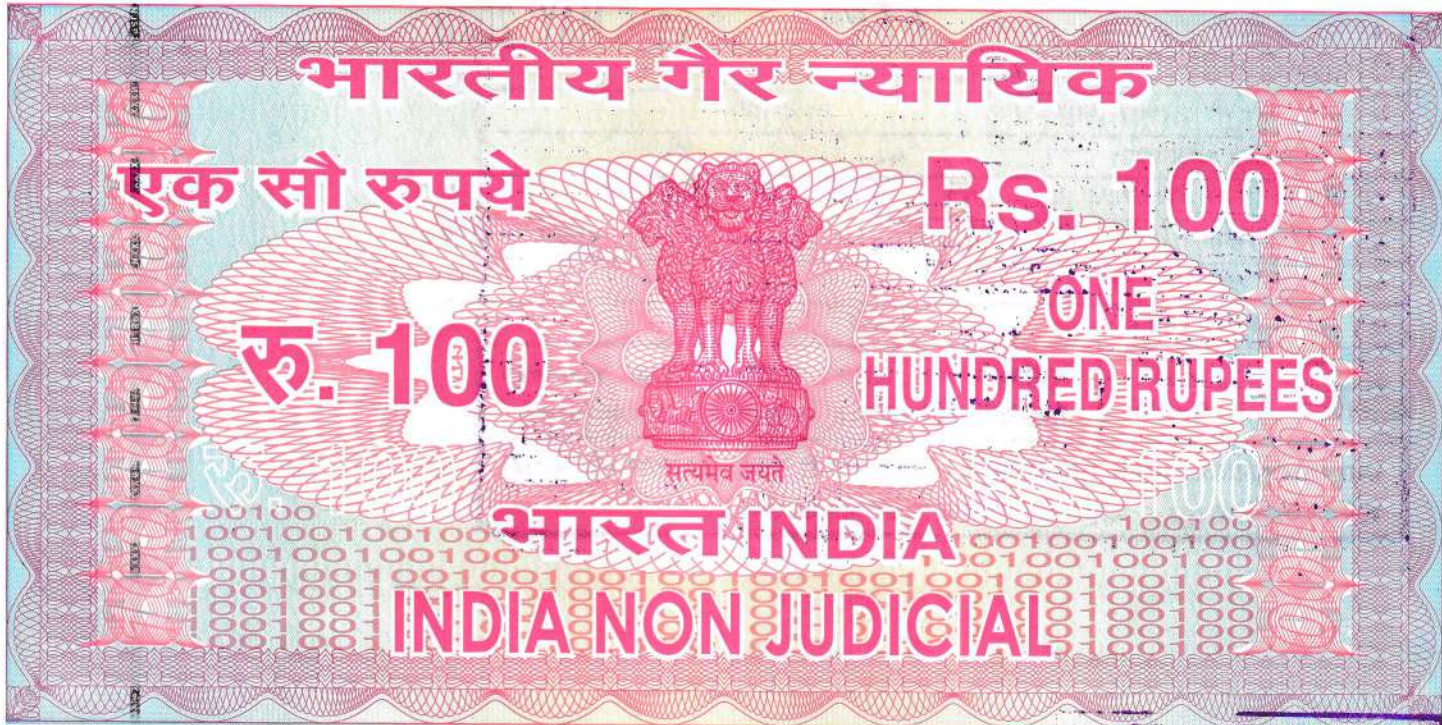




महाराष्ट्र MAHARASHTRA

2022

NOTARIAL REG	
ENTRY NO	8105
DATE	15/05/2023

NAGPUR TREASURY
34AA 549898
09 MAY 2023
Stamp Head Clerk / Sr. Clerk

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 Shri Deovrat Jaiswal (Promoter) Proprietor and
Authorised Signatory of the proposed new project "1 DEV HEIGHTS", duly authorized
by the Promoter of the Proposed New Project, vide its authorization letter;

Project Details: "1 DEV HEIGHTS" Situated at Plot No.1 & 2, KH. NO. 72, WARD NO.
75, CTS NO.- 2098/1, SHEET NO. 40, NMC HOUSE NO. 3647 & 3648, MOUZA-
KHAMLA, PANDE LAYOUT, Village NAGPUR, Tah and Dist Nagpur-440025

I, Shri Deovrat Jaiswal (Authorized Signatory/ Promoter) of the Project duly
authorized by the promoter of the proposed New project do hereby solemnly declare,
undertake and state as under:-



[Handwritten Signature]

१) मुद्रांक विक्रीची नोंद बरी अनु.क्रमांक	5840	दिनांक	15 MAY 2023
२) दस्तावेज प्रकार	कल		
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही		
४) मिळकतीचे धोरणगत वर्णन			
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	देव कसेसीदास		
६) हस्ते असल्यास त्याचे नाव, पत्ता व सही			मुकरे
७) दुसऱ्या वक्षकाराचे नाव			
८) मुद्रांक शुल्क रक्कम	1		
सतिश एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०९०४९ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)		
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.			



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 **31-12-2025**.

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 by 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 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.



Dev Associates

Shri Deovrat Jaiswal

(Proprietor, Dev Associates)

(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 on this day of 15th May 2023.

Be Sworn Solemnly Affirmed
by on dhame

Who is personally Known to
me / identified by 15th
before me on this day
of May 2023 at Nagpur

Dev Associates

Shri Deovrat Jaiswal

(Proprietor, Dev Associates)

(Deponent)



Archana D. Jaiswal
15/05/2023

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