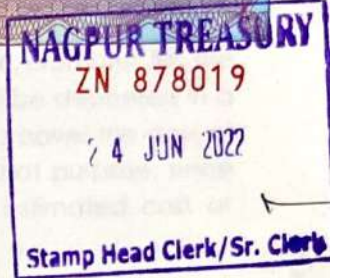




महाराष्ट्र MAHARASHTRA

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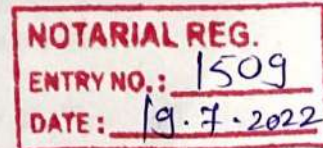
FORM - B

DECLARATION, SUPPORT BY AN AFFIDAVIT, WHICH SHALL BE SIGNED THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/s SAPPHIRE INFRAVENTURES** through its partner/promoter Mr. Janak S/o Kishor Patel the project (namely "REYANSH APARTMENTS" at on the project land being ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold land bearing Plot No. 86, Kh. No.43, CTS No. 213, Sheet No. 177, NMC House No. 53, 53/1, 53/A/1, 53/B, 53/B/1, Ward No. 23, situated at Lakadganj, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur-440008: /duly authorized by the promoter of the project, vide its /his/their authorization dated(19/07/2022);

I, **Janak S/o Kishor Patel** promoter of the project / duly authorized by the Partner/promoter of the project do hereby solemnly declare, undertake and state as under:



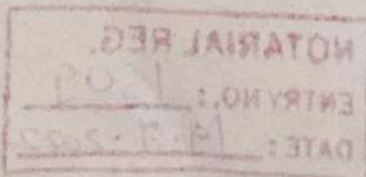
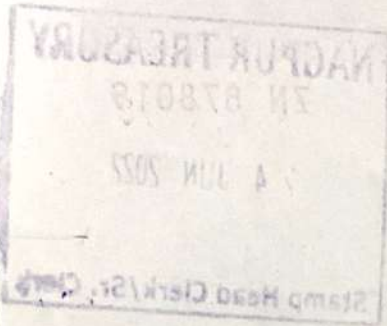
Mr. Janak Kishor Patel
Deponent

१) मुद्रांक विक्री नोंद वही अनुक्रमांक १२५१५ दिनांक. १९/७/२०२२
 २) दस्तावेजा प्रकार १४
 ३) दस्त नोंदणी करणार आहेत कां ? होय/नाही
 ४) मिळकतीचे धोडक्यात वर्णन २१/७/२२ इ. २२/७/२२
 ५) मुद्रांक विकत घेणाऱ्याचे नांव व सही म. प्र. जी. जोध
 ६) हस्ते असल्यास त्याचे नांव पत्ता व सही म. प्र. जी. जोध
 ७) दुसऱ्या पक्षकाराचे नांव म. प्र. जी. जोध
 ८) मुद्रांक शुल्क रक्कम म. प्र. जी. जोध

प्रभु जी जोध

मुद्रांक विक्री ता. क.२३/९५ कोड क४६०१२२२
 शाहीनगर नागपुर दुय्यम निवाहक क १

Chaitanya



1. That I, the Promoter has a legal title Report to the land on which the development of the project is proposed

AND

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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; 31/12/2026.
4. 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 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount 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 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 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 the promoter shall not discriminate against any allottee at the time allotment of any apartment, plot or building, as the case may be.


Mr. Janak Kishor Patel
Deponent

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

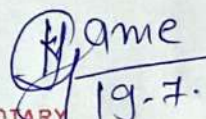
Verified by me at Nagpur on this _____.



Mr. Janak Kishor Patel
Deponent



Sworn before me on this 19
day of July 2022 at Nagpur by
Shri/Smt./Ku Janak K. Patel
No. Nagpur, Who has been identified
by Shri / Smt. Hirsaat
Advocate Nagpur


19.7.2022
NOTARY
Govt. of India
Nagpur (M.S.) INDIA

K. J. GAME
B. Com. LL.B
Advocate & Notary
333, Garoba Maidan,
Old Bagadganj, Nagpur-6

