monish Tiwari

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NOTARIAL REG.
ENTRY No. 13133
DATE: 23/06/2023

NAGPUR TREASURY
52AA 507289
20 JUN 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 **M/s TIWARI GROUP** promoter of the proposed project "**NEXUS**" /duly authorized by the promoter **M/s TIWARI GROUP** of the proposed project, vide its/his/their authorization dated 20-06-2023;

I, **MONISH VIRENDRA TIWARI** duly authorised by the promoter of the proposed project do herby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

..... have/has a legal title Report to the land on which the development of the proposed project is to be carried out

BRAJESH N. PRASAD

फक्त प्रतिज्ञापनासाठी

१) मुद्रांक विक्री नोंदवही अनुक्रमांक .....
दिनांक .....

२) मुद्रांक विकत घेणाऱ्याचे नाव .....
रहीवासाचा पत्ता व सही .....
.....
.....

३) परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच
मुद्रांक विक्रीचे ठिकाण

राहुल आर. घुटके
स्टॅम्प व्हेन्डर रजि. नं. ३१/९५
दु.नि.क्र.८, नागपूर शहर
कोड नं. ४६०१०५०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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 the project land is free from all encumbrances.

OR

That details of encumbrances..NIL ..... Including dues and litigation, details of any rights, title, interest or name of nay party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is **60** months i.e. **19-06-2028**;

4. (a) For New Projects :
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allot tees, 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 land cost and shall be used only for that purpose.
(b) For ongoing project on the date commencement of the Act.
(i) 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 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.

OR

(ii) That entire 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, since the estimated received of the project is less than the estimated cost of completion of the project.

5. That the amounts 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 of allotment of any apartment, plot or building, as the case may be.

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 Nagpur on this 20th day of June, 2023

Deponent

GOVT. OF INDIA
BRAJESH N. PRASAD
NOTARY
DIST. NAGPUR (M.S.) INDIA
Regn. No. 7265

...SOLEMNLY AFFIRMED
...above deponent
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY
...ME THIS THE 23
June 2023

BRAJESH N. PRASAD NOTARY DIST. NAGPUR (M.S.) INDIA

भारत INDIA FIVE RUPEES NOTARIAL

CANCELLED CANCELLED