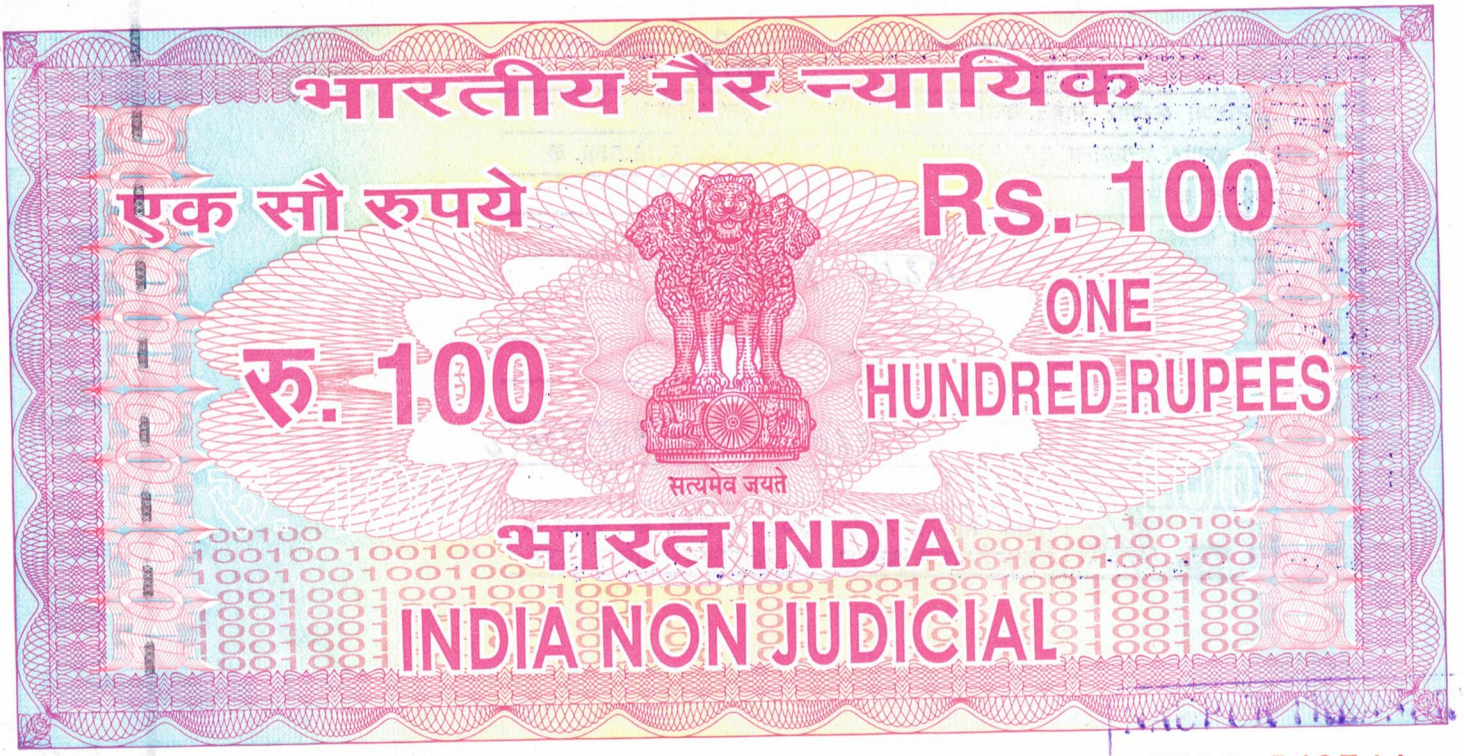




महाराष्ट्र MAHARASHTRA

© 2023 ©

75AA 540744

20 MAR 2024

NOTARIAL REG.

ENTRY NO. 9428

DATE 27/03/2024

Form-B

[See rule 3(4)]

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

Affidavit cum declaration of Nilesh Mahajan (Partner) of M/s Vardan Buildcon, the
Promoter of the proposed project named Prerna Harmony:

I, Nilesh Mahajan (Partner) of M/s Vardan Buildcon, the Promoter of the proposed
project named Prerna Harmony do hereby solemnly declare, undertake and state us under:

1. That Mr. Vijay Sheshrao Ronghe have a legal title Report to the land on which the
development of the proposed 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.

That the said land is free from all encumbrances.



१) वस्तुचा प्रकार/अनुसूद्ध क्रमांक	प्रीत्य
२) वस्तू नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम किंमत	नव दुय्यम निबंधक क.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	१२५१६१ बिलकरी/६१
७) दुसऱ्या पक्षधार्याचे नाव	
८) हस्ता अस्तव्यास त्याचे नाव व ठेगाना	६२२/५१
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद घेई अनु क्रमांक	५२२६०
११) मुद्रांक विकत घेणाऱ्याची सही	दिनांक २२/३/२०२४
व्यवसायत एव. मंडळ	मुद्रांक विक्रीचा ला.क्र. २३०/८६ कोड क्र. ४६०१० जिल्हाधिकारी परिषद न. कारागार नागपूर शहर



3. That the time period within which the project shall be completed by Promoter is 31st March, 2029.
4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Promoter shall get the accounts audited within six month after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, form the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

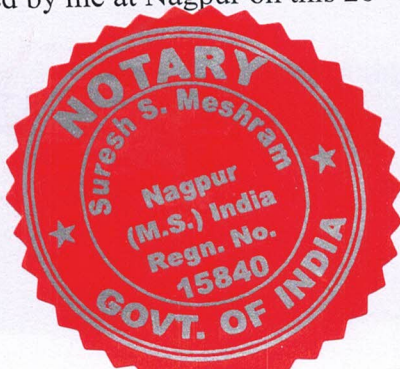
The contents of my above Affidavit cum Declaration are and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on this 26th day of March, 2024.

Sworn before me on this 29th day of March 2024 at Nagpur by Shri/Smt./Ku Above deponent R/o. Nagpur who has been identified by Shri/Smt. Advocate Nagpur

[Signature]
Deponent

[Signature]
Deponent



[Signature]
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

