

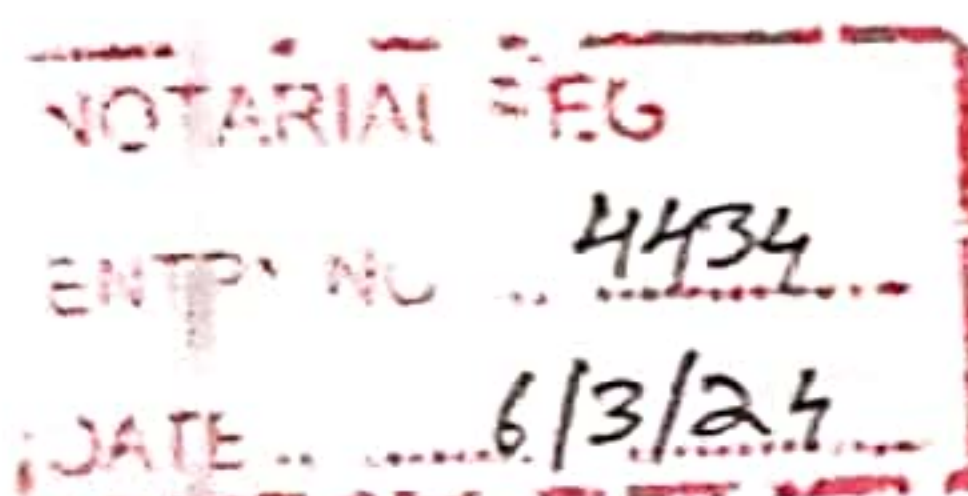


महाराष्ट्र MAHARASHTRA

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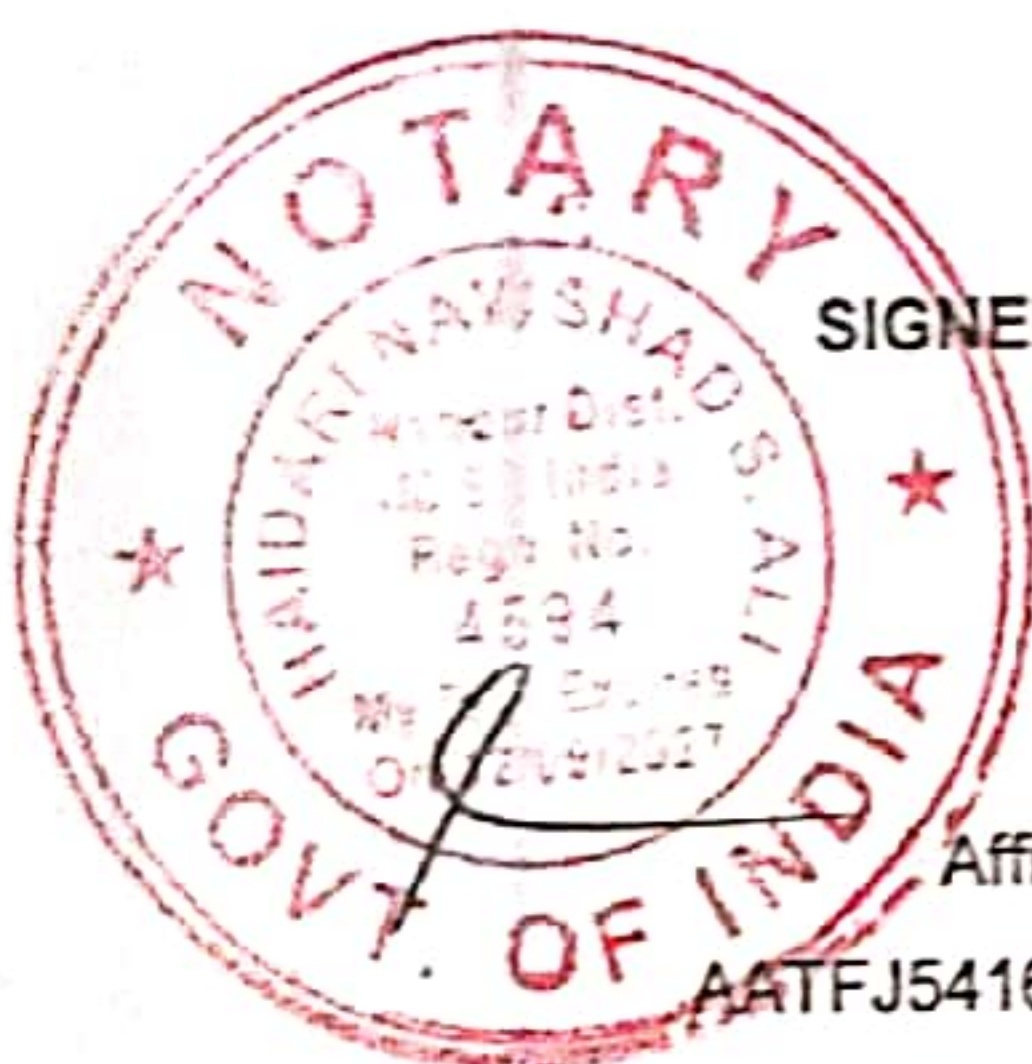


FORM 'B'

[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



Affidavit cum Declaration of We, M/s. June Realty a partnership Firm, (Income Tax Pan AATFJ5416A) having its office at C/o Plot No. 6, Mount Road Extension, Sadar, Nagpur-440001 acting through its authorized Partner Shri. Juzar S/o Amir Vali aged about 39 years, occupation Business (Aadhar UIN - 237678051645) R/o Plot No. 6, Mount Road Extension, Sadar, Nagpur-440001 promoter of proposed project ie. "THE LEGACY " duly authorized as the promoter of the proposed project, vide its authorization.

फक्त प्रातःपत्रासाठी

1) मुद्रांक विक्री नोंदणी अनुक्रमांक..... 43226
दिनांक..... 01-03-2024

2) मुद्रांक विकत घेणाऱ्याचे नाव.....
रहिवासाचा पत्ता व राही..... Mrs. Jyoti Realty
..... prop. Gajwale

For answer

3) परवानाधारक मुद्रांक विक्रेत्याची राही
व परवाना क्रमांक तसेच
मुद्रांक विक्रीचे ठिकाण

01-03-2024

सुबोध एस. डेंगरे
रॅल्वे व्हॅटर ला. नं. 7/96
जिल्हाधिकारी परिसर,
तहसिल कादोलय, नागपूर
फोड नं. 4601059

Sedar Nagar -

For answer

01 March 24

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे



We, M/s. June Realty a partnership Firm have entered into Agreement of Development on 11-08-2023 with the land owners 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh on which the Development of the proposed project is to be carried out.

We, M/s. June Realty a partnership Firm, (Income Tax Pan AATFJ5416A) having its office at C/o Sadiqe & Co. 6, Mount Road, Nagpur - 440001 acting through its authorized Partner Shri. Juzar S/o Amir Valli aged about 39 years, occupation Business (Aadhar UIN - 237678051645) R/o C/o Sadiqe & Co. 6, Mount Road, Nagpur-440001 being the promoter of proposed project i.e. "THE LEGACY " do hereby solemnly declare, undertake and state as under:

1. THAT, We / promoters have/has 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.

2. THAT, the project land is free from all encumbrances.
3. THAT, the time period within which the said project shall be completed by us/promoters is 31-12-2029;
4. (a) For new projects :

THAT, seventy per cent of the amounts realized by us/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.

(b) For ongoing project on the date of commencement of the Act.

(i) THAT, seventy per cent 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.

OR

- (ii) 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 amounts from the separate account shall be withdrawn in accordance with Rule 5.
 6. THAT We/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 7. THAT We/the promoter shall take all the pending approvals on time, from the competent authorities.
 8. THAT We/ 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 We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. THAT We/the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.



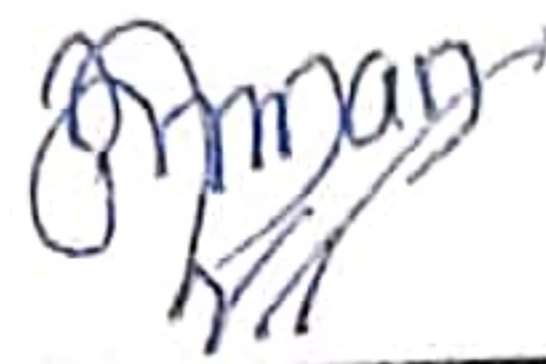
(Juzar S/o Amir Vali)
Partner for
M/S JUNE REALTY



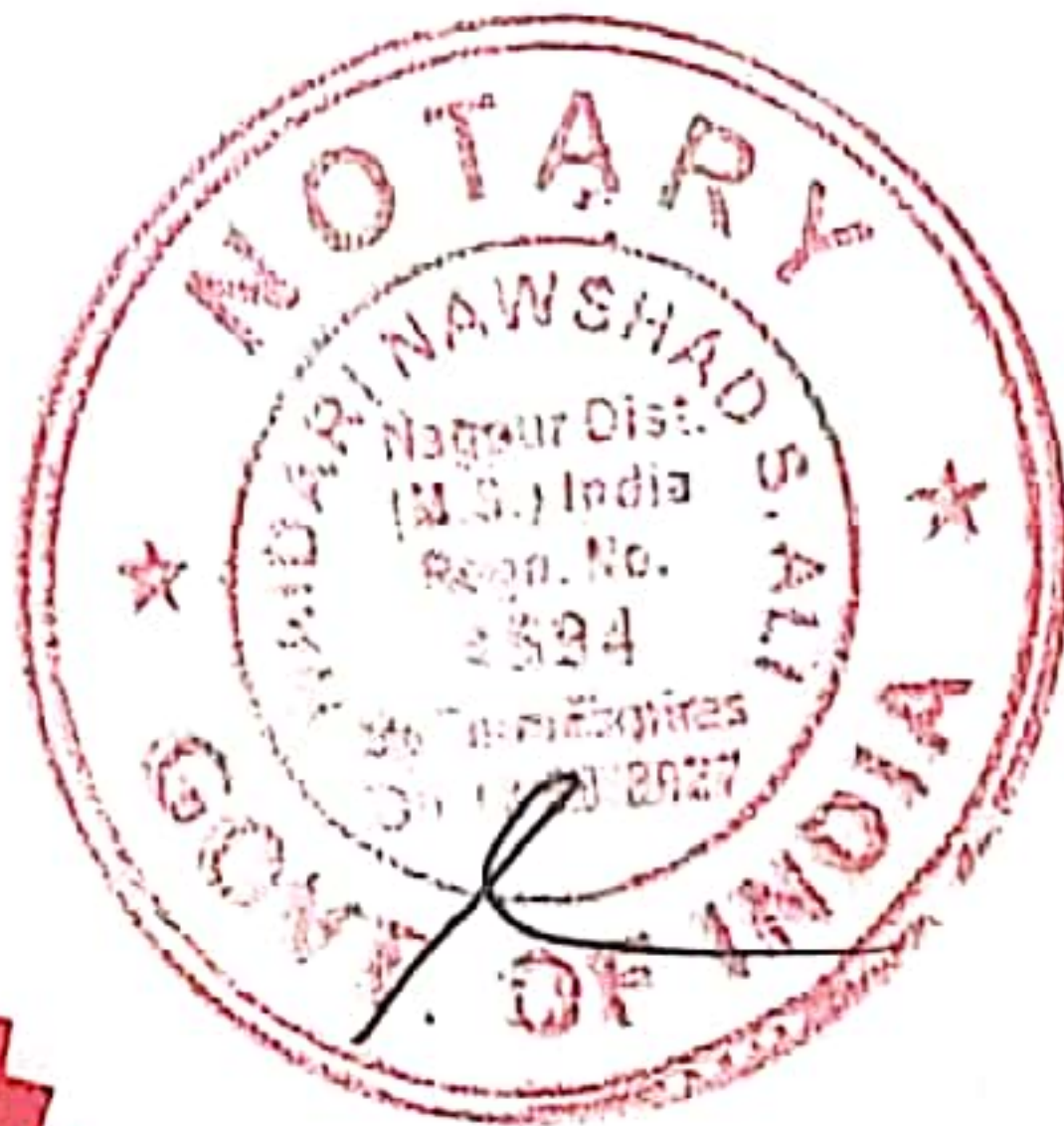
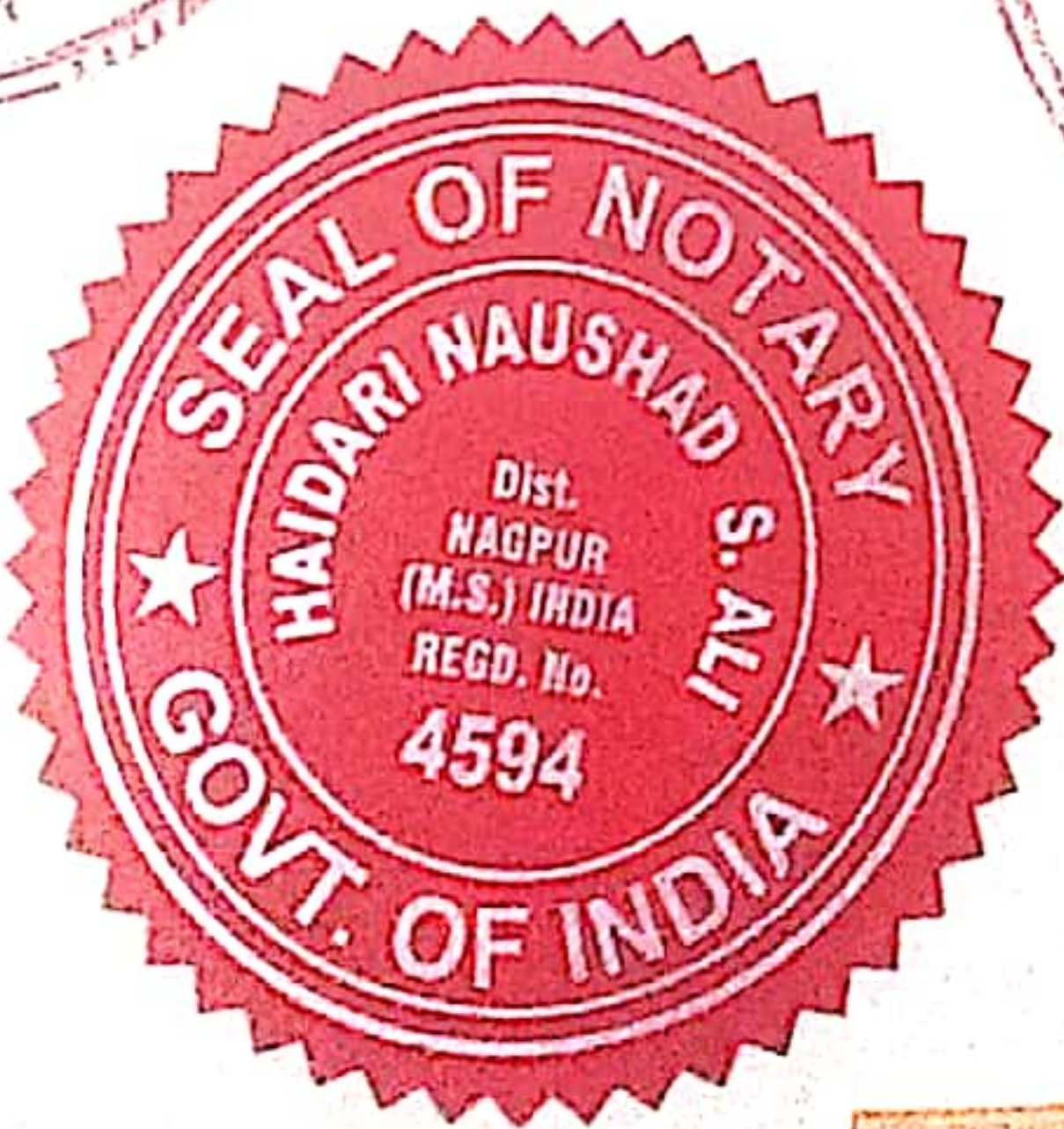
VERIFICATION

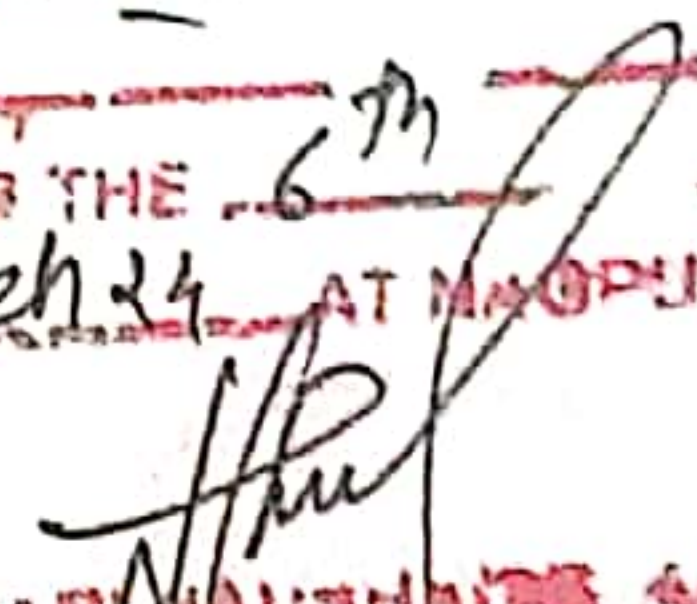
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Nagpur on this 6th day of March 2024.



(Juzar S/o Amir Vali)
Partner for
M/S JUNE REALTY



NOTARIAL AFFIRMED
by Juzar S/o Amir Vali
WHO IS PERSONALLY KNOWN
TO ME & IDENTIFIED BY _____
BEFORE ME THIS THE 6th
day of March 24 AT NAGPUR

HAIDARI NAUSHAD S. ALI
NOTARY
NAGPUR DIST. (M.S.) INDIA

