भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NAGPUR TREASURY

महाराष्ट्र MAHARASHTRA

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75AA 655646

29 FEB 2024

NOTARIAL REG

ENTRY NO. 4434

DATE 6/3/24

NOTARY

HAIDARI NAWSHAD S.

Regd No. 4594

GOVT. OF INDIA

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 Extenstion, 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 Extenstion, Sadar, Nagpur-440001 promoter of proposed project ie. **"THE LEGACY "** duly authorized as the promoter of the proposed project, vide its authorization.

फक्त प्रतिज्ञापत्रासाठी

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

2) मुद्रांक विकत घेणाऱ्याचे नाव.....
रहिवासाचा पत्ता व सही.....M/s. June Realty Sadar Nagpur -
.....Prop: Gujarwar.
For ankem .....
For ankem

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

01-03-2024

सुबोध एस. ढेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
कोड नं. 4601059

01 March 24

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ 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 Vali** 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

SEAL OF NOTARY HAIDARI NAUSHAD S. ALI GOVT. OF INDIA Dist. NAGPUR (M.S.) INDIA REGD. No. 4594

NOTARY HAIDARI NAUSHAD S. ALI Nagpur Dist. (M.S.) India Regn. No. 4594 GOVT. OF INDIA

SOLEMNLY AFFIRMED BY Juzar Amir Vali
WHO IS PERSONALLY KNOWN TO ME IDENTIFIED BY
BEFORE ME THIS THE 6th March 24 AT NAGPUR
HAIDARI NAUSHAD S. ALI
NOTARY
NAGPUR DIST. MAHARASHTRA

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