भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 76AA 263487

30 NOV 2023

NOTARIAL REG.
ENTRY NO 31981
DATE 05/12/2023

Clerk / Sr. Clerk

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No
15840
My Term Expires
on 06/12/2024
GOVT. OF INDIA

FORM 'B'
[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s. H.B.A. CONSTRUCTION CO. PVT LTD promoter of the proposed project/ HBA PARK PHASE-I duly authorized by the promoter of the proposed project, vide its/his/their authorization dated NA.

I, M/s. H.B.A. CONSTRUCTION CO. PVT LTD of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

फक्त प्रतिज्ञापत्रासाठी

१) मुद्रांक विक्री नोंदवही अनुक्रमांक 3-6406

दिनांक 9/8/23

१) मुद्रांक विकत घेणाऱ्याचे नाव .....
रहिवासाचा पत्ता व सही .....
.....
.....

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

राहुल आर. घुटके
स्टॅम्प वेन्डर ला. नं. ३१/९५
दु.नि.क्र.८, नागपूर शहर
फोन नं. ४६०१८५०

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी ९०% कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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 project is proposed project is 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.

OR

That details of encumbrances Nil including dues & litigation, details of any rights, title, interest, or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be 31/12/2032 ;

4. (a) For new projects:

That seventy per cent of the amounts realized 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.

(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 Rule5

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 utilized 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 I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

H.B.A. CONSTRUCTIONS CO. PVT. LTD.

DIRECTOR

Deponent

Verification

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

Verified by me at Nagpur on this 05th day of December 2023 .

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

Deponent

Solemn before me on this 5th day of Dec 2023 at Nagpur by Shri/Smt. Above deponent R/o. Nagpur who has been identified by Shri/Smt. Advocate Nagpur

NOTARY GOVT. OF INDIA Nagpur (M.S.) INDIA