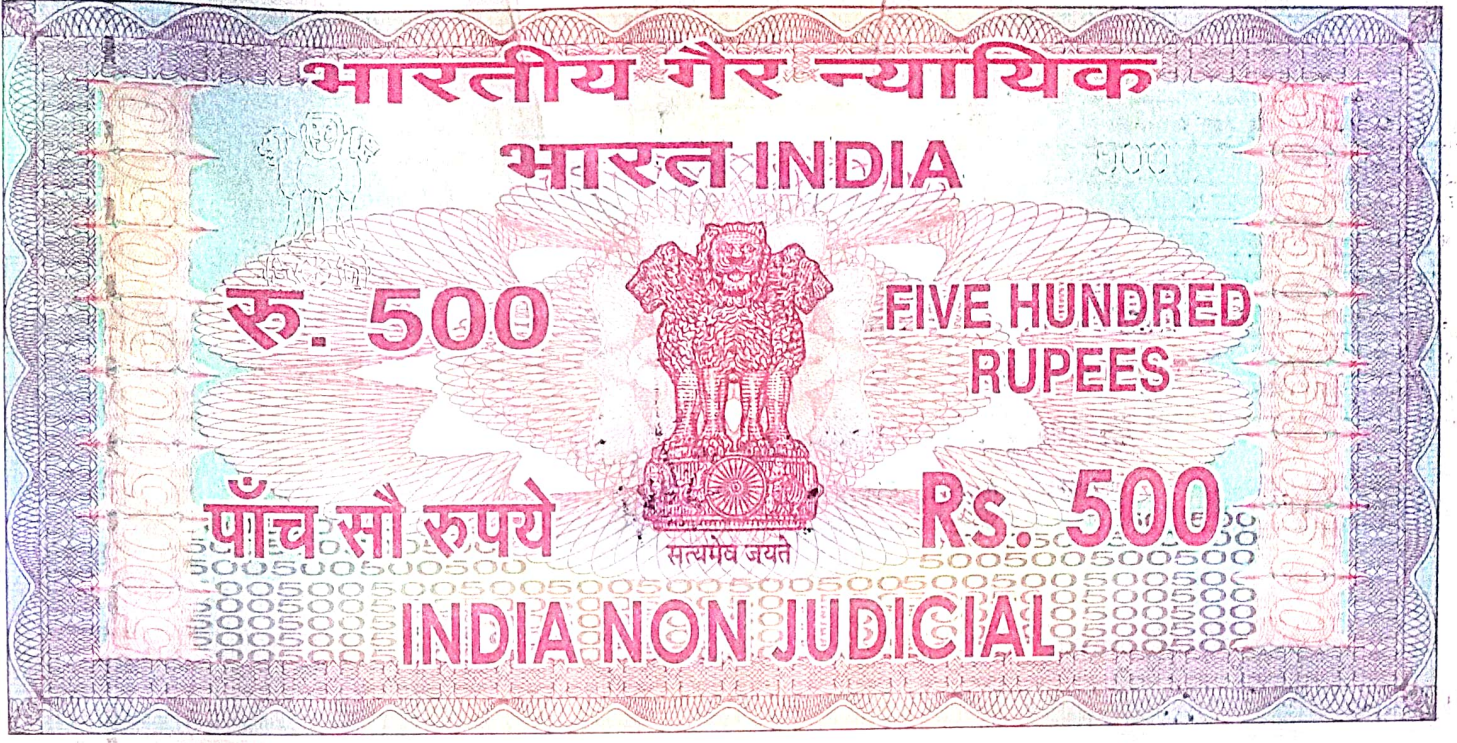


214
31/03/25



महाराष्ट्र MAHARASHTRA

2024

CZ 188551

20 MAR 2025

NOTARIAL Reg.
ENTRY NO. 214
DATE 31/03/2025

BEFORE THE NOTARY PUBLIC, NAGPUR

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s. VELVET INFRA, Developer of the Proposed project through its Proprietor Mr. KAMALKUMAR AGRAWAL authorized promoter of the proposed project.

I, Mr. KAMALKUMAR AGRAWAL, the proprietor of M/s. VELVET INFRA, Promoter of the Proposed project named and styled as "THE VELVET", situated at Kh. No. 62/1, 62/7 and 62/10, CTS No. 504, Sheet No. 679/18, Mouza-SOMALWADA, TAH- Nagpur, District- Nagpur, 440025, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

2. That the project land is free from all encumbrances except project bank finance.

Contd.2.



.2.

3. That the time period within which the project shall be completed by the promoter from the date of registration is **31/12/2027**.

4. That seventy per cent of the amounts to be realized hereinafter by 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

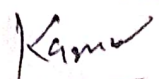
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that 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 the promoter shall take all the pending approvals on time from the competent authorities.

8. That 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 the promoter have 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 allotted at the time of allotment of any apartment, plot or building as the case may be.

VELVET INFRA


PROPRIETOR
DEPONENT

Contd.3.

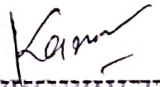
3.

VERIFICATION

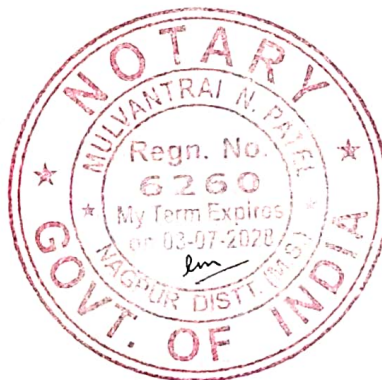
The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on this 31st day of March, 2025.

VELVET INFRA



PROPRIETOR
DEPONENT

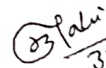


SWORN SOLEMNLY AFFIRMED
BY Kamalkumare Agrawal

WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY

Self

BEFORE ME THIS THE _____
DAY OF _____
AT NAGPUR


31/03/25

MULVANTRAI N. PATEL
NOTARY
NAGPUR DISTRICT
(M.S.) INDIA

