

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2024

TARIAL REG.

Y NO. 16445

10/08/2024

FORM 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, SIGNED BY
PROMOTER

99AA 823308

12 APR 2024

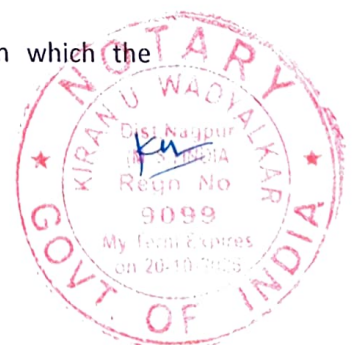
BY
Stamp Head Clerk Sd. Clerk

Affidavit cum Declaration

Affidavit cum Declaration of M/S MODERN ARCH DEVELOPERS, promoter of the proposed project "MODERN HEIGHT" located at Plot No. 29 admeasuring 1044 Sq. Mtrs., 4084.292 Sq. Ft. Land Revenue Rs. 38.00/-, House No. 78/4/HBAD/29 & Plot No. 30, admeasuring 348.84 Sq. Mtrs., 3,754.913 Sq. Ft. Land Revenue Rs. 35.00/-, House No. 78/4/HBAD/30, out of Khasara No. 78 Land measuring 1.01 H. R., of Mouza - Hudkeshwar (Bu), P. H. No. 37 A, Account No. 10129, Class - I, Ward No. 76, within the limits of Nagpur Metropolitan Region Development Authority Tahsil Nagpur (Rural), District Nagpur.

As M/S MODERN ARCH DEVELOPERS promoter of the proposed project I hereby solemnly declare, undertake and state asunder:

- That promoter has a legal Title Report to the land on which the development of the project is proposed
- That the project land is free from any mortgage.



6. That the time period within which the project shall be completed by promoter from the date of registration of project is 31/12/2026
7. That seventy per cent of the amounts realised 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.
8. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
9. 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. That the promoter shall take all the pending approvals on time, from the competent authorities.
11. 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.
12. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
13. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For, M/s MODERN ARCH DEVELOPERS

Mr. Narayan Sarda
(Partner)
[PROMOTER]
Deponent

MODERN ARCH DEVELOPERS

PARTNER



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 _____ on this _____ day of _____



SWORN / SOLEMNLY AFFIRMED
BY Deponent
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY Sells
BEFORE ME THIS THE 10th
DAY OF August 2024
AT, NAGPUR

KU
KIRAN U. WADYALKAR
NOTARY
TH DIST, NAGPUR (M.S.) INDIA

