भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASU
24AB 290039
14 NOV 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL FEES
ENTRY NO. 9314
DATE 15 NOV 2024

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 of Vinod Agrawal (Member) of Lush Properties-1 duly authorized by the Promoter, Lush Properties-1, of the proposed project named Gulmohar Greens, vide their authorization date, 14th November, 2024:

I, Vinod Agrawal (Member) of Lush Properties-1 duly authorized by the Promoter, Lush Properties-1, of the proposed project named Gulmohar Greens do hereby solemnly declare, undertake and state us under:

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

2. That the said land is free from all encumbrances.

NOTARY ADV O. M. GUPTA NAGPUR Maharashtra India GOVT. OF INDIA

3. That the time period within which the project shall be completed by Promoter is 31st December, 2029.

4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That Promoter shall take all the pending approvals on time, form the competent authorities.

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

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

Verified by me at Nagpur on this 15th day of November, 2024.

Deponent

NOTARY
Adv. D.M. GUPTA
NAGPUR
Maharashtra India
Reg. No.
15622
My Term Expires
on Nov. 2024
GOVT. OF INDIA

NOTARY
ADV. D. M. GUPTA
NAGPUR
ra India
15622
GOVT. OF INDIA

ATTESTED
Dinesh Kumar Gupta
Notary Public Govt. of India
Nagpur Distt. (M.S.)
15 NOV 2024

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