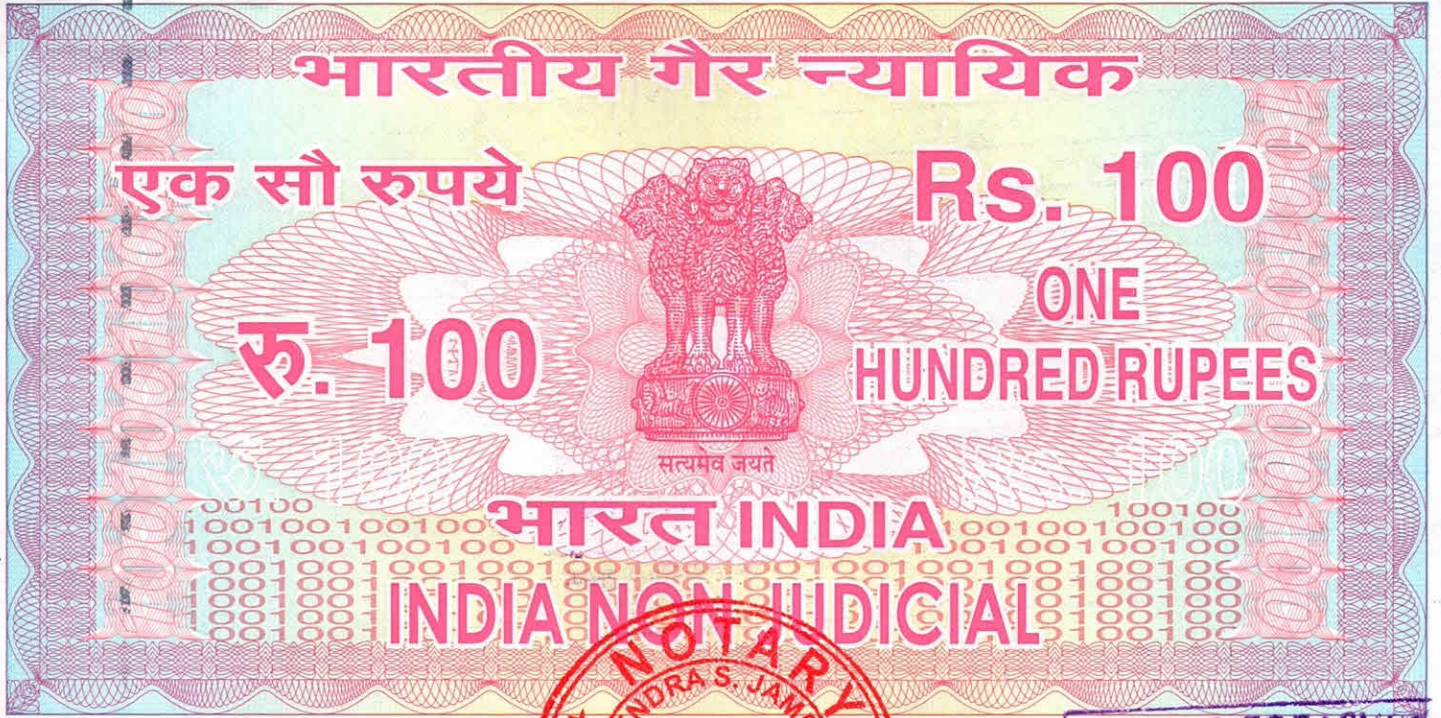
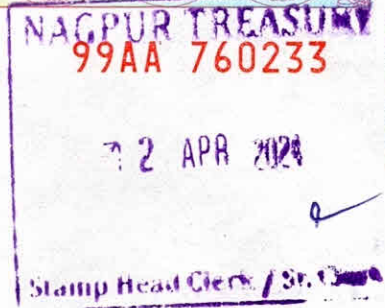
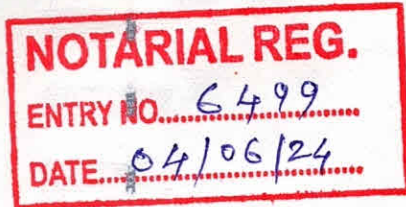




महाराष्ट्र MAHARASHTRA



FORM 'B'

[See rule 3(6)]

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 Mr. Vijay Omprakash Dargan Partner of M/s PVR Spaces of the proposed project OM RESIDENCY located at Plot No. 8 & 9, C.T.S. No. 608, Malik Makbuja Layout, Survey No. 134/5, Sai Nagar, Behind Airport Centre Point Hotel, Somalwada, Wardha Road, Nagpur – 440025 vide its authorization dated 16/05/2024.

I, Mr. Vijay Omprakash Dargan promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s PVR Spaces have a legal title report to the land on which the development of the project is to be proposed.

दिनांक: १५/४/२०२४
 पक्ष: १. २. ३. ४. ५. ६. ७. ८. ९. १०. ११. १२. १३. १४. १५. १६. १७. १८. १९. २०. २१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

मुद्रांक विक्रेता, शा.क्र. ११/८६, कोड डा. ४६०९०४०
 जिल्हाधिकारी पत्रि, त. कल्याण, नागपूर (महाराष्ट्र)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



OR

_____ have/has a legal title Report to the land on which the development of the proposed project is to be carried out—**Not Applicable**

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 _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details. **Not Applicable**

3. That the time period within which the project shall be completed by promoter from the date of registration of project: **Project shall be completed on or before 21/03/2027.**

4. (a) For new projects:

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.

(b) For ongoing project on the date of commencement of the Act **Not Applicable**

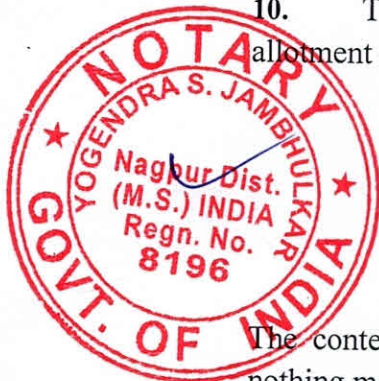
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. **Not Applicable**

OR

(ii) That entire of the amounts to be realised 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. **Not Applicable**



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 utilised 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 promotor has 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

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 date 04 June 2024

Deponent



SWORN BEFORE ME ON THIS 4th
DAY OF June 2024 AT NAGPUR BY
SHRI/SMT./KU. as above
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI/SMT.....
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA

