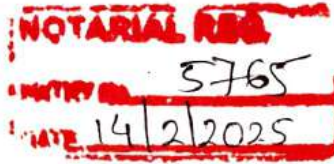




महाराष्ट्र MAHARASHTRA

2024



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. KRISHNA RAMKUMAR SINGH duly authorized by the promoter of the M/s SARASWA INFRA a partnership firm for the proposed project "SARASWA PEARL NEST" vide its authorization dated 20/01/2025.

I KRISHNA RAMKUMAR SINGH duly authorized by the promoter of the M/s SARASWA INFRA for the proposed project "SARASWA PEARL NEST" do hereby solemnly declare, undertake and state as under:

1 That promoter have 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 proposed project is to be carried out

AND

1. Agreement

2. कृष्ण नोटरी कार्यालय अस्तित्व काय ? हय/नहा

3. नोटरी होमार अस्तित्व दुय्यम विवधक कार्यालय नाव दुय्यम विवधक क.

4. विवधक नाव दुय्यम विवधक क.

5. नोटरी दस्ता रक्कम

6. मुद्राक विवधक प्रजा नाव Krishna R. Singh

7. दुय्यम विवधक नाव दुय्यम विवधक क.

8. अस्तित्व अस्तित्व नाव व बस्ता

9. मुद्राक मुद्राक रक्कम

10. मुद्राक विवधक नोटरी अनु. क्रमांक 3455 दिनांक 500

11. मुद्राक विवधक प्रजा नाव दुय्यम विवधक क.

नोटरी सुखलाल जेठवाल

मुद्राक विवधक, लो. क. १८/११, कोड क. ४६०१००१
जिल्ला विवधकरी परिसर, त. काबालय, नागपुर (राष्ट्र)

14 FEB 2025



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.

- 3 That the time period within which the project shall be completed by promoter from the date of registration of project is on or before 20th Day of January 2028.

4

a. **For new projects:**

That seventy per cent of the amounts realised 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 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.

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.

- 5 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

- 6 That I / 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, in practice, 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.



That I / promoter shall take all the pending approvals on time, from the competent authorities.

- 8 That I / promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9 That I / 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.



KRISHNA RAMKUMAR SINGH

(Deponent)

Verification

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



KRISHNA RAMKUMAR SINGH

(Deponent)



SWORN BEFORE ME ON THIS 19th DAY OF Feb 2025 AT NAGPUR BY
SHRI / SMT. / Ku. Krishna R. Singh
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. S. R. Matta
ADVOCATE, NAGPUR

S. R. MATT
Advocate & Notary
21A-B, Market Town, Nagpur

