

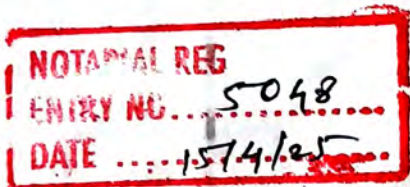


महाराष्ट्र, MAHARASHTRA

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CZ 378662

09 APR 2025



[Signature]

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 Dhiraj Jaiswal (Partner) of Ved Associates duly authorized by the Promoter, Ved Associates, of the proposed project named Ved Nagari-3, vide their authorization date, 01st January, 2025:

I, Dhiraj Jaiswal (Partner) of Ved Associates duly authorized by the Promoter, Ved Associates, of the proposed project named Ved Nagari-3 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.



१) दस्तावेज प्रकार/अनुच्छेद क्रमांक	
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र.	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	वेद दत्तोविष्ट पटिनर
७) दुसऱ्या पक्षालाचे नाव	
८) हस्ते असल्यास त्याचे	नाम
९) मुद्रांक शुल्क रक्कम	500/-
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक	1657 /दिनांक 15/04/2025
११) मुद्रांक विकत घेणाऱ्याची सही	
सौ. मा. क. बारकर	मुद्रांक विक्रेता ला. क्र. १५/८९ कोड क्र. ४६०१००९ जिल्हाधिकारी कार्यालय नागपूर.



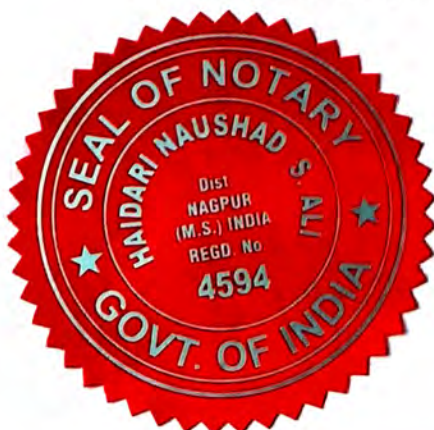
3. That the time period within which the project shall be completed by Promoter is 31st December, 2028.
4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to time to time, shall be deposited in a separate account to be maintained 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, from 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 April, 2025.



SWORN / SOLEMNLY AFFIRMED
BY Dhiraj Jaiswal
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY
BEFORE ME THIS 15th DAY OF APRIL 2025 AT NAGPUR


HAIDARI NAUSHAD S. ALI
NOTARY
NAGPUR DIST. M.S.

