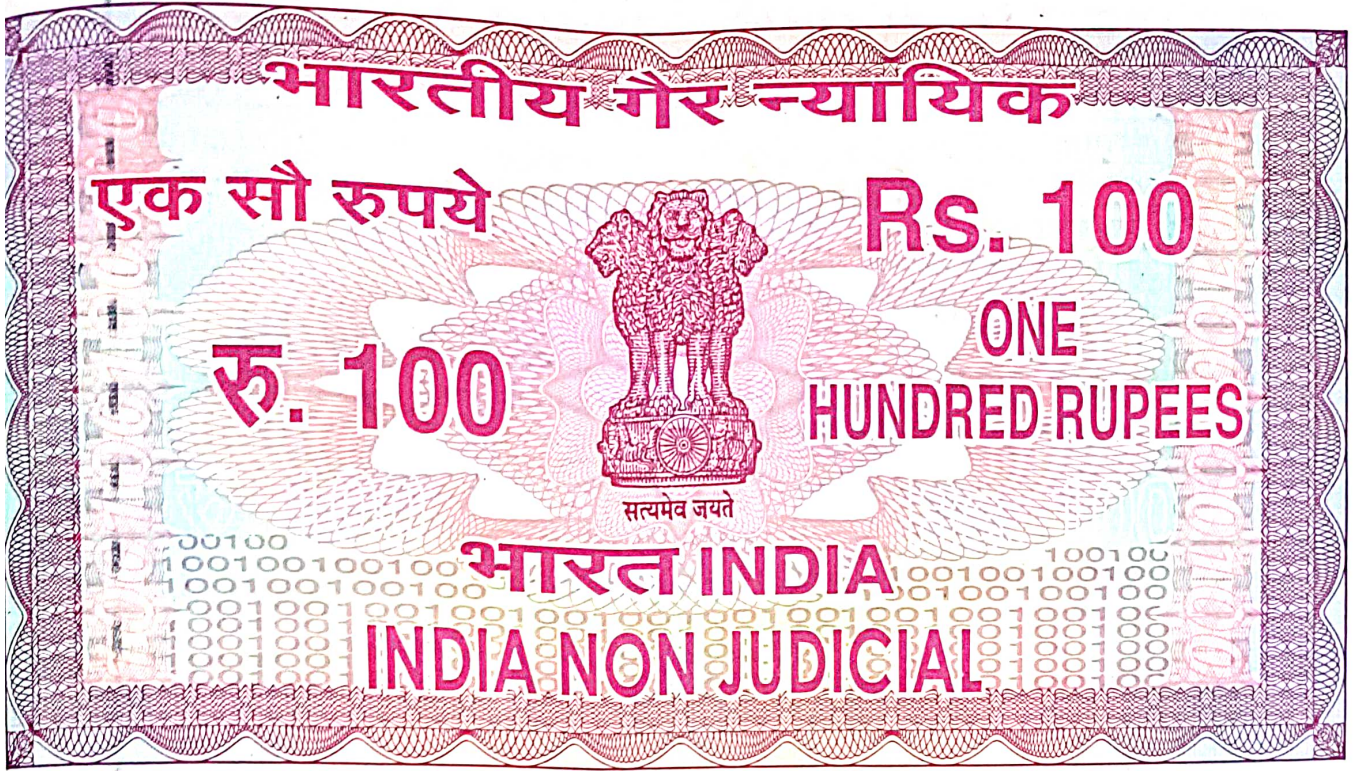
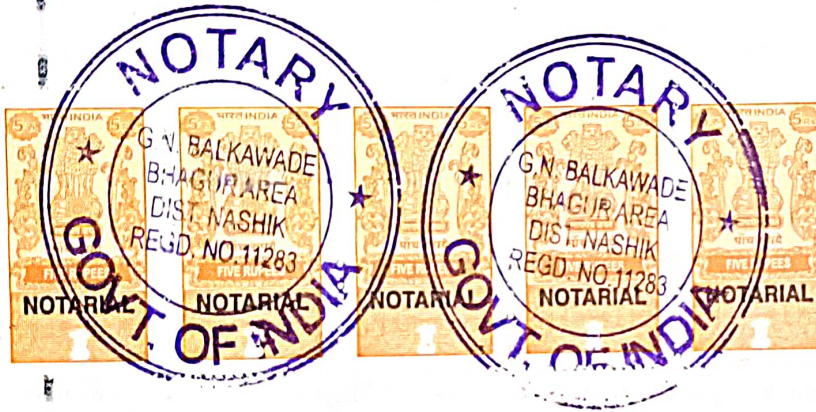




महाराष्ट्र MAHARASHTRA

2023

60AA 536843



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. Mangesh Rupkishore Gupta duly authorized by Devraj Builders & Land Developers the promoter of the proposed project "Sai Nisarg" vide its/his/their authorization dated 20/06/2023.

I, Mr. Mangesh Rupkishore Gupta duly authorized by Devraj Builders & Land Developers the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
NOTED & REGISTERED
at Serial No. 1355/23
DATE: 26/6/2023
This Document Contains Total 03 Pages

NOTARY

प्रतीभापत्र कोणाकडे सादर करावयाचे	प्रतीभापत्र साठीचे कारण
दस्तावा प्रकार <u>Rera Agreement</u>	नोदणी करणारा आदेश
नोदणी होणाऱ्या असल्यास त्याचा नाव	
निकळणीचे पत्र	
नोददला रक्कम	
मुद्रांक विकत घेणाऱ्याचे नाव <u>Perry Builders & land developers D-camp</u>	
दुसऱ्या पक्षाकाराचे नाव	
हस्ते असल्यास त्याचे नाव व पत्ता <u>Santosh Dny Kar</u>	
मुद्रांक शुल्क रक्कम रु. <u>10</u>	मुद्रांक मिळी नादवही अनु. क्र. <u>1268</u>
सतिष वी बलकवडे, म.वि.प. १९/१९९७ ६५०, मस्जिद स्ट्रीट, देवळाली कॅम्प, जि. नाशिक	मुद्रांक विक्री दिनांक <u>26 JUN 2023</u> मुद्रांक विकत घेणाऱ्याची सही



1. That promoter has a legal title Report to the land Survey Number 247 at Sigwe Bahula, Deolali Camp, Nashik, 422401 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

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

Those details of encumbrances as per EC 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 me/promoter from the date of registration of project is 31/03/2025.

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 realized hereinafter by me/promoter for 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

NOTARY

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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 the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

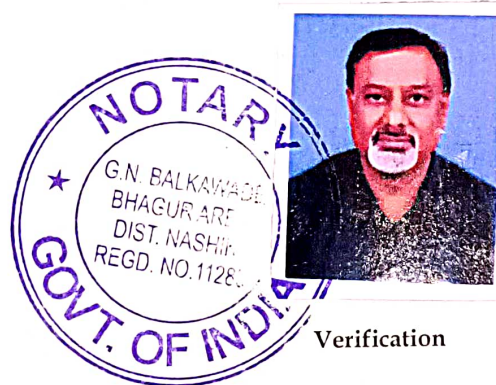
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant and shall produce a statement of accounts duly certified and signed by such practicing chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That I /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 I /the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

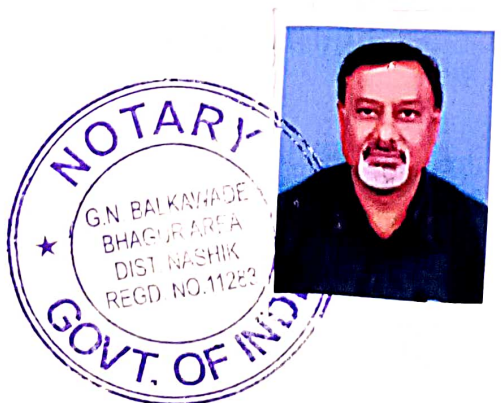
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



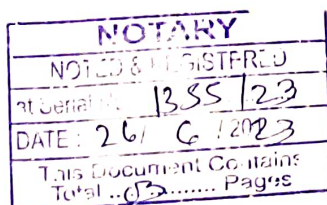
Mr. Mangesh Rupkishore Gupta
Deponent

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 Nashik on 20th day of June, 2023.



Mr. Mangesh Rupkishore Gupta
Deponent



BEFORE ME
Gorakhnath N. Balkawade
Advocate & Notary, Govt. of India
H.No. 478, Ram Mandir Road,
At-Post, Tal. Bhagur Dist. Nashik

