भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDR... ...OFFICIAL

NOTARY G.S. SONKAR Gr. Mumbai Maharashtra Reg. No. 10134 Exp. Dt. 8-10-2023 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ...2019

UY 036394

जिल्हा कोषागार कार्यालय, ठाणे

22 APR 2019

मुद्रांक प्रमुख लिपीक / लिपीक

Form-'B'

{See rule 3(6)}

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **MR. SYED GHAZALI NASAR** promoter of the proposed project

I, **SYED GHAZALI NASAR** ~~proprietor~~ PROPRITER OF NASAR ASSOCIATES of the proposed project /duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have / has a legal title report to the land on which the development of the 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.
3. That the time period within the project shall be completed by me /promoter from the date of registration of the project;
4. (a) For New Projects:
   That seventy per cent of the amount 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 lands cost and hall used only for that purpose.

(b) For ongoing project on the date of commencement of the Act.

(i) That seventy per cent of the amount 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 lands cost and hall used only for that purpose.

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 That the amount from the separate account shall be withdrawn in accordance with Rule 5.

That I/the promoter shall get th account audited within six months after the end of every finance year by a practicing Chartered Accountant , and shall produce a statement of account duly cerlified and sighed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project hjave been utilised for the project and the withdrawal has been in compliances with he 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 action 4 of the Act and under rile 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 regulation made under the Act.
10. That I/the promoter shall bit discriminate against any allottee at the time of allotment of any apartment, plot or building , as the case may be,

For NASAR ASSOCIATES

Proprietor

Deponent

Verification

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

Verified by me at _____ on this _____ day of _____.

For NASAR ASSOCIATES

Proprietor

Deponent

BEFORE ME

G. S. SONKAR
B.A., LL.B
NOTARY GR. MUMBAI
MAHARASHTRA
(Govt. of India)

15 JUL 2019

Notarial Register of G. S. SONKAR
Sr. No. 2079/2019

NOTARY G. S. SONKAR Gr. Mumbai Maharashtra Reg. No. 10134 Exp. Dt. 9-10-2023 GOVT. OF INDIA