भारतीय गैर न्यायिक

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भारत INDIA

INDIA NON JUDICIAL

NOTARY ANSARI SHAKEEL Greater Mumbai Reg. No 8060 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 26 JUL 2023 66AA 931284

कोषागार कार्यालय

कोषागार कार्यालय, ठा...

13 JUL 2023

सहायक प्रमुख लिपीक / लिपीक

NOTARY Name: ANSARI SHAKEEL Area MUMBAI Regn. No.: 8060 Exp. Dt. 22-06-2025 GOVT. OF INDIA

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1705

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 J N DEVELOPERS, promoter of the proposed project ZAINAB HEIGHTS duly authorized by the promoter of the proposed project, vide it/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project does 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 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

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 me/promoter from the date of registration 31.12.2028;

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

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That I / 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 has 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 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.

DEPONENT

NOTARY Name: ANSARI SHAKEEL Area MUMBAI Regn. No.: 8050 Exp. Dt. 22-06-2025 GOVT. OF INDIA

ATTESTED BY ME

ANSARI SHAKEEL
NOTARY
GOVT OF INDIA

- 1 AUG 2023