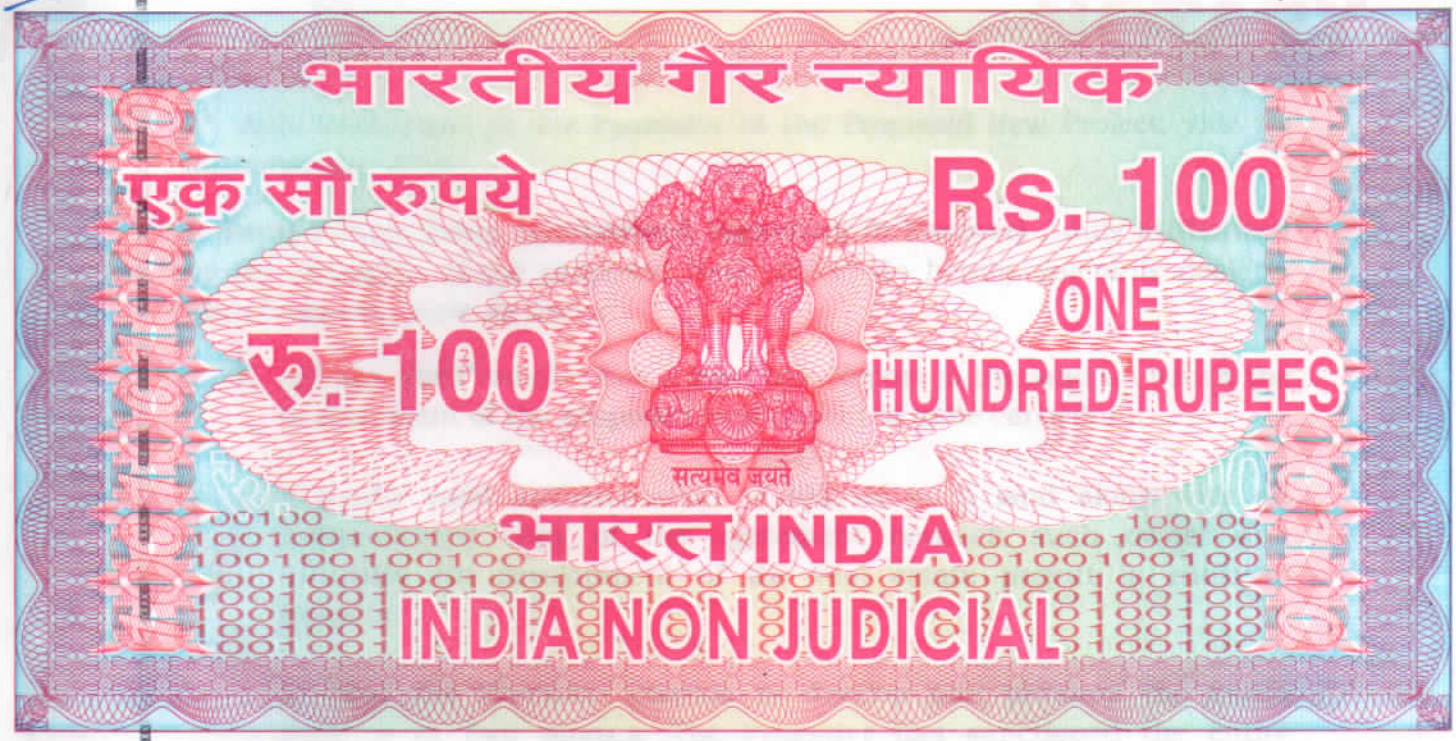
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महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UK 943874

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24/9/2019

माझे अशील यांच्या वतीने

NOTARY
Adv. J. G. Sable
AMRAVATI DIST
Reg. No.15406
EXPIRY DT.
12-11-1924
GOVT. OF INDIA

OFFICE OF THE TREASURY OFFICER
16 OCT 2019
AMRAVATI

N. R. S. No. 73/2019
दि. 19.12.2019

NOTARY

FORM 'B'

[See rule3(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. Suraj Ashok Talda, Aged about – 32 years, (Authorized Signatory & Partner) of M/s Maloo Construction, Amravati (Promoter)** of the proposed New project "**Parag Complex Phase**

Jayant Sable

Adv Jayant G. Sable
NOTARY
GOVT. OF INDIA Reg. No.15406
Dr. Bhausaheb Deshmukh Colony,
Near Navoday Vidyalaya, Navsari Square,
Amravati. Mob. 9766697651

NOTARY

1", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Suraj Ashok Talda (Authorized Signatory & Partner) , duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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.

   b) That the Promoter intends to develop and promote the entire projects in Two phases. The Promoter has sanctioned the entire phases of the project vide Building Permit no. 0246 dated 17/12/2019. Presently out of the Two phases, registration of the First phase of the Project is applied for. Second phase of the project will also be developed later. The Description of the phases are as follows:-

Sr. No.	Name of the Phase	Description of the Phase	Total Built up Area Allocated	Approx. Land Share
1.	Parag Complex Phase 1	Construction of front Shops on G+3 floors Total – 48 shops (as per Area statement attached in Other section)	1221.84	29.60
2.	Parag Complex Phase 2	Construction of remaining Shops on G+3 floors Total – 89 shops & 27 Rooms (as per Area statement to be attached at the time of application of Phase 2)	2905.80	70.40

   c) That the promoter hereby applies for grant of registration of the Phase I of the said entire project.

NOTARY Adv. J G. Sable AMRAVATI DIST Reg. No.15406 EXPIRY DT. 12-11-1924 GOVT. OF INDIA

Jayant Sable

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NOTARY
GOVT. OF INDIA Reg. No.15406
Dr. Bhausaheb Deshmukh Colony,
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NOTARY

2. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before 30/06/2022.

4. **(a)For New projects:-**
That seventy per cent of the amounts realised by me 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.
That seventy per cent of the amounts to be realised hereinafter by 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That, 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 have 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, the promoter shall take all the pending approvals on time, from the competent authorities.

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

NOTARY Adv. J. G. Sable AMRAVATI DIST Reg.No.15406 EXPIRY DT. 12-1-1924 GOVT. OF INDIA

Jayant Sable

Adv Jayant G. Sable
NOTARY
GOVT. OF INDIA Reg. No.15406
Dr. Bhausaheb Deshmukh Colony,
Near Navoday Vidyalaya, Navsari Square,
Amravati. Mob. 9766697651

N. R. S. No. 73/2019
Dt. 19.12.2019

NOTARY

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

For M/s Maloo Construction

Suraj Ashok Talda

(Authorized Signatory)

(Deponent)

Verification

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 on this day of **17/12/2019**.

For M/s Maloo Construction

Suraj Ashok Talda

(Authorized Signatory)

NOTARY J. G. SABLE AMRAVATI Regd. No. 15406 GOVERNMENT OF INDIA

I do Swear in the name of God
solemnly affirm
That, This is my Name and signature
(or Mark) and that the Contents of this
my Affidavit are true.

Signature of Deponent

Jayant Sable 19/12/19
Signature of Notary

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