

महाराष्ट्र MAHARASHTRA

NOTARIAL REG.
ENTRY NO. 7876
DATE 30/8/19

NOTARY YOGENDRA S. JARBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

VG 680722

22 AUG 2019

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 by M/s. Sawrabh Builders [Promoter) of the proposed project "URICH MALL"

Shri Sawrabh Krishnakumar Taori, Partner of the proposed project I do hereby solemnly declare, undertake and state as under:

1. That, the Partner 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, No litigation is pending related to any right, title, interest in this project.
3. That, the Promoter undertakes to complete the project on or before 31.08.2013
4. For on-going project on the date of commencement of the Act.

That seventy per cent of the amounts to be realized hereafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
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 utilized 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.
11. That, the Promoter intends to lease the said property for minimum 15 years and shall upload relevant Lease agreement for RERA registration once it is finalized.

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

Shri Sawrabh Krishnakumar Taori
Partner
Sawrabh Builders.

Verification

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

SWORN BEFORE ME ON THIS 30 DAY OF Aug 2019 AT NAGPUR BY SHRI./SMT. ... ADVOCATE NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI./SMT. ...

NOTARY GOVT. OF INDIA NAGPUR DIST. (M.S.) INDIA

NOTARIAL

Shri Sawrabh Krishnakumar Taori
Partners
Sawrabh Builders.