

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

NOTARY M. M. VINCHURKAR Dist. Nagpur (M.S.) INDIA Regn No. 5622 My Term Expires on 27-03-2023 GOVT OF INDIA

NOTARIAL REG. ENTRY NO. 8168 DATE 10/11/2020

NAGPUR TREASURY XB 116264 09 NOV 2020 Stamp Head Clerk / Sr. Clerk

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Shri. Sunil Mihani** promoter of the proposed project "**Nano Park**" vide Sale Deed Dt: 27th day of July 2015 and 04th Day of June 2019.

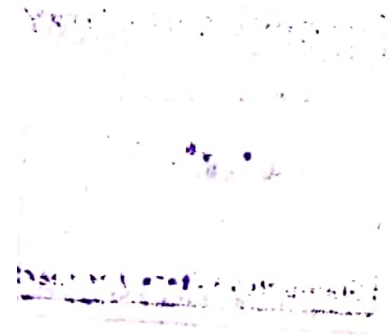
I, Sunil Mihani, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the layout of the project is proposed
   AND
   I legally have valid authentication of title of such land along with an authenticated copy of the agreement and sale deed between the owner and promoter for the Land/ layout is enclosed herewith.

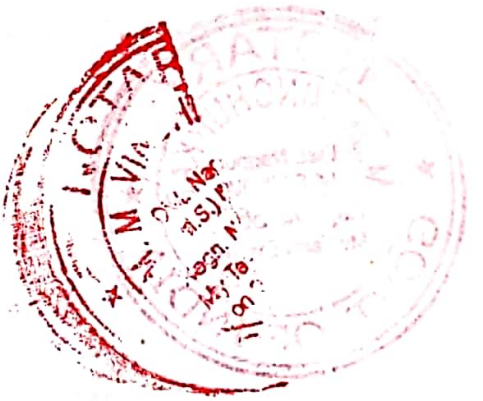
2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.

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फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे
प्रतिज्ञापत्रासाठी कारण
मुद्रांक, विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता
मुद्रांक बाबतची नोंदवही अनुक्रमांक-/दिनांक
मुद्रांक विकत घेणाऱ्याची सही
परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता
अनिल स. बनोदे ला. नं 14/95
परवानाधारक मुद्रांक विक्रेता कोड नं. 4601051







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3. That the time period within which the layout shall be completed by us is March 2022.

4. That seventy per cent of the amounts realized 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That we shall take all the pending approvals on time, from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any, plot as the case may be, on any grounds.

NOTARY M. M. VINCHURKAR Dist Nagpur (M.S.) INDIA Regn No.5622 My Term Expires on 27-03-2023 GOVT. OF INDIA

Sunil Mhani

Deponent

Verification

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

Verified by me at 10th Day of November of 2020.

SWORN / SOLEMNLY AFFIRMED BY Sunil Mhani

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Advocate

BEFORE ME THIS THE DAY OF 10/11/2020 AT NAGPUR

M. M. VINCHURKAR ADVOCATE & NOTARY NAGPUR DIST. (M.S.) INDIA

NOTARY M. M. VINCHURKAR Nagpur Dist (M.S.) INDIA Regn No 5622 GOVT. OF INDIA

Sunil Mhani

Deponent

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