भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 075871

DISTRICT TREASURY OFFICE WARDHA

14 NOV 2022

मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARIAL REG.
ENTRY NO. 2461/22
DATE 09/11/2022

NOTARY Madhuri Punawala Wardha (M.S.) INDIA Regn. No. 22267 My Term Expires on 12/07/2025 GOVT. OF INDIA

FROM '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 Mr. IQBAL HAROON KASMANI Promoter of the proposed project/ duly authorized by the persons who makes power of Attorney in this behalf (Power of Attorney Regestered at Sub Regstar Offece, Wardha Dast No. Warad/ 3256/2014 on Dated. 17/06/2014) promoter of the proposed project, vide its/his / their authorization dated. ...05/11/2022...

I, Mr IQBAL HAROON KASMANI promoter of the proposed project/duly authorized for this proposed project do hereby solemnly declare, undertake and state as under :

That I promoters 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 vaild authentication of title of such land along with an authenicated copy of the agrement between such owner and promoter for development of the real caste project in enclosed herewith.

2. That the project land is free from all encumbrances. As per Search Report Submited by advocate Mahendra Dhote

OR

That details of encumbrances free from including dues and iitigation, details of any rights, title, interest or name of any party in or over such alnd, along with details,

3. That the time period within which the project shall be completed by me/promoter from the date of registration of Project : ....30/11/2024.....

4. (a) For new Projects :

That seventy percent 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 on going project on the date of commencement of the Act.

(i) That seventy percent 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

5. That the amounts from the separate account shall be withdrawn in accordance with rule 5

6. 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 have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of complection of the project.

7. That I the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I the promoters 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 promoters have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

VERIFICATION

The contents of my above Affidavit Cum Declaration are true and correct and noting material has been concealed by me therefrom.

Verified by me at ..Wardha.. on this ..9th.. day of ..NOV. 2022..

Sworn before me on this 9th
day of..NOV-20..22.....at Wardha by
Shri/Smt./Ku. ..Iqbal Haroon Kasmani
R/o Wardha who has been identified
by Shri/Smt..... ..... Adhar card
Advocate, Wardha.

NOTARY
Govt. of India
Wardha (M.S.) India

2103-2022

NOTARY
Madhuri Punawala
Wardha (M.S.) INDIA
Regn. No. 22267
My Term Expires on 12/07/2025
GOVT. OF INDIA

NOTARY
Madhuri Punawala
Wardha Maharashtra, India
REGN. NO. 22267
My Term Expires On 12/07/2025
GOVT. OF INDIA