

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

NAGPUR TREASURY
SH 075053
19 JUL 2017
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO. 605
DATE 29/7/17

NOTARY NARESH K SHAH GOVT. OF INDIA Reg. No. 9082

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

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

Affidavit cum Declaration

Mr. BHARAT SHETH S/o NAVNIT M. SHETH
of 7th floor Sharda Manor 31, Shivaji Nagar Nagpur Promoter of the proposed project Gagal Heights.

Mr. Bharat Sheth promoter of the proposed project/ the do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title 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 said land is free from all encumbrances.
   OR

That detail of encumbrances NIL including 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 is upto 31.03.2019
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 That the amounts from the separate account , to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / promoter 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 29th day of July, 2017 on this _____ day of 2017.

Nagpur

Deponent

NOTARY NARESH K. SIDAM NAGPUR (M.S.) INDIA Regn. No. 9082 GOVT. OF INDIA

SWORN SOLEMNLY AFFIRMED BY Navneet Star Realtors Pvt. Ltd. WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ... BEFORE ME THIS THE 29 DAY OF July 2017