भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

NAGPUR TREASURY
SC 712272
19 JUL 2017

NOTARIAL REG.
ENTRY NO. 7525
DATE 22/7/17
Shirastedar Clerk / Sr. Clerk

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

Affidavit cum Declaration Mr. **Sudhir Kale** of **sai Associates** Promoter of the proposed project **Om Atharva Apartment.**

Mr.**Sudhir Kale** , promoter of the proposed project 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.

NOTARY LYNETTE SANTIAGO Dist. Nagpur (M.S.) INDIA Regd. No 5772 My Term Expires on 27/04/2018 GOVT. OF INDIA

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 31/07/2018

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 That the amounts from the separate account , to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Mr. Sudhir Kale

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 Nagpur of This 22 nd day of 2017

Deponent

Mr. Sudhir Kale

NOTARIAL NOTARIAL NOTARIAL

SWORN/SOLEMNLY AFFIRMED BY ... Above deponent

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY .....

BEFORE ME THIS 22nd DAY OF July 2017 AT NAGPUR.