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26 APR 2017

Stamp Vend Clerk / Sr. Clerk

FORM – B

NOTARIAL REG. ENTRY NO. 2961 DATE 30/5/17

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudesh Chandra Gupta duly authorized Director of M/s Ramnath Developers Private Limited (promoter) of the proposed project Ramnath City (Phase I), vide authorization dated 01- Apr-2017;

I, Sudesh Chandra Gupta duly authorized Director by the promoter of the proposed project Ramnath City (Phase I) do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the proposed project is to be carried out.
   AND
   legally valid authentication of title of such land along with an authenticated copy of the agreement between such Land Owner and Promoter for development of the real estate project.

2. That the project land is free from all other encumbrances except that of Housing and Urban Development Corporation Limited.

NOTARY LYNETTE SANTIAGO Dist. Nagpur (M.S.) INDIA Regn. No. 57 Expires GOVT. OF INDIA

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१) दस्ताचा पृष्ठांक / अनुच्छेद क्रमांक	११
२) दस्त पक्षकारांनी [illegible] सादर केला ?	[illegible]
३) मोबदला किंवा [illegible]	[illegible]
४) भिजकलेली [illegible]	
५) मे [illegible]	
६) मुद्रां [illegible]	
७) [illegible]	
८) [illegible]	
९) [illegible]	
१०) मुद्रां [illegible]	
११) [illegible]	

साठाव डेव्हलपर्स प्रा लि
मार्फत अंकीत
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वि. ए. [illegible] | [illegible] वा. क्र.१०/११ [illegible] २०१७

[illegible] दिवाणी न्यायालय वरिष्ठ स्तर. कार्यालय [illegible]

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3. That the time period within which the project shall be completed by us from the date of registration of project;

4. That entire of the amounts to be realised hereinafter by us 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 onlyfor that purpose, since the estimated receivable of the project is less than the estimated cost ofcompletion of the project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.

6. That we 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 certifiedand 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 completion of the project.

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

8. That we the promoter shall inform the Authority regarding all the changes that have occurred in theinformation 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 we the promoter have s furnished such other documents as have been prescribed by the rules and regulations made under the Act

10. That we the promoter shall not discriminate against any allottee at the time allotment of any apartment, plot or building, as the case may be.

Verification

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

Verified by me at Nagpur on this 27th day of July 2017.

Deponent

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

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