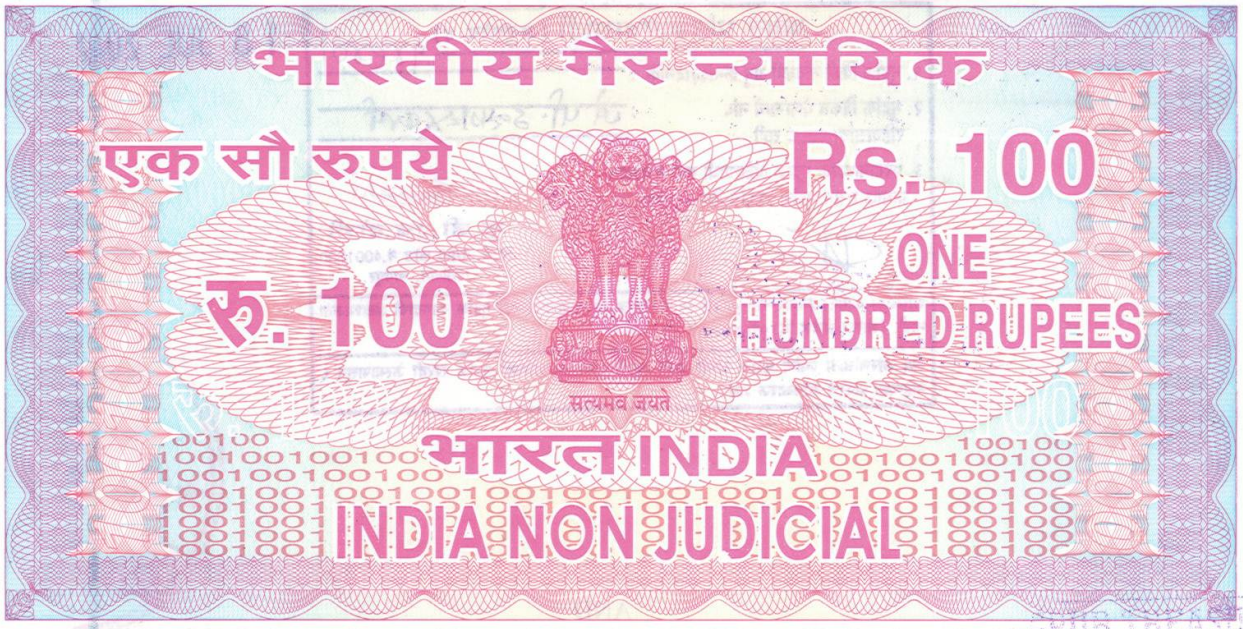


महाराष्ट्र MAHARASHTRA ◐ 2015 ◐

PM 566961

0 6 JUL 2017

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG. ENTRY NO. 7466 DATE 20/7/17

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 Mr./Ms. Jagdishprasad Sharma promoter of the proposed project J P Nakshatra 1B Situated at Kh. No. 147/148 Gupchup (sukhali) at Hingna road (Mihan) Hingna.

I, **Jagdishprasad Sharma** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY LYNETTE S. SANTIAGO Dist. Nagpur (M.S.) INDIA Regn. No. 5972 My Term Expires on 27/04/2018 GOVT. OF INDIA

01. That I / promoter have / has a legal title to the land on which the development of the project is Ongoing.

OR

~~_____ have/has a legal title to the land on which the development of the proposed project is to be carried out~~

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४) १४४०१

१. मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक :

२. मुद्रांक विकत घेणाऱ्याचे नांव, राहेवासाचा पत्ता व सही : जे पी. इन्फास्ट्रक्चर्स

३. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

Joshi

कु.डी.एच.दोशी
ला.नं. 4/98 कोड नं.4001030
गांधीबाग, नागपूर.

शासकीय अधिकाऱ्यांसाठी/शासनाकरिता प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी जादीचे मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

18 JUL 2017

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.

~~02. That the said land is free from all encumbrances.~~

OR

That details of encumbrances said property is mortgage with Sunderlal Saoji Urban Co-Op. Bank Ltd. With mortgage Deed No. 2835 Dt. 10.06.2015.

03. That the time period within which the project shall be completed by me/promoter is 31.03.2018.

04. 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.

05. 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.

06. 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.

07. 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.