भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

SG 618231

20 JUL 2017

Stamp Head Clerk / Sr. Clerk

NOTARIEL REG.
ENTRY NO. 29315
DATE 27/07/17

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ Regn.No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

AFFIDAVIT CUM DECLARATION

This affidavit cum declaration made under "Form B" as per rule 3 (6) of the Maharashtra real estate regulatory authority (General) regulation 2017 is given hereunder by as Promoter who is developing the ongoing project named "WEST COURT" at Plot No 99 East High Court Road, Ramdaspeth, Nagpur.

That I, Mahesh Sharad Dande above named having authorized to do so by my company as a director of the company named "J D BUILDCON PVT LTD" who being a Promoter do hereby solemnly declare, undertake and state as under:-

1. I state that we have undertaken to develop the ongoing project named "WEST COURT" having Plot No 99, CTS Number 649 in Mauza Lendra Nagpur and that I have a legal title report of the land in which the development of the proposed project is being carried out. AND also having a legally valid authentication of Title of such land along with an authenticated copy of such agreement between such Owner and Promoter for development of the real estate project which is enclosed herewith.

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४)

प्रतिज्ञापत्र करण्यात आले नागपुर

प्रतिज्ञापत्राचा प्रकार शपथपत्र

मुद्रांक विक्रेता जे.डी. बिल्डकान ष्टा.वी.

राहिवासी नागपुर

मुद्रांक किंमत 5189 दि. 27/7/2017

मुद्रांक विकत घेणाऱ्याचे नाव 1001-

एम. आर. रामटेके

मुद्रांक विक्रेता स्टा. क्र. 10/2003 परवाना क्र. 60184
तहसिल कार्यालय, नागपूर (ग्रामीण)

2. That the project land is free from all encumbrances. But we have taken a project finance from SBI for construction only.

3. That the time period within which the proposed project shall be completed by me from the date of registration of the project shall be 31th December 2017.

4. That for ongoing project on the date of commencement of the act, seventy percent of the amount to be realized hereafter by me as Promoter for the above named proposed 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.

L OF NOTARY
ANA D. JAISWAL
Regn.No.
4753
IR (M.S.)
VT OF INDIA

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I as a Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce astatement of accounts duly certified and signed by such p r a c t i c i n g 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 I as a Promoter shall take all the pending approvals on time, from the competent authorities.

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

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

Nagpur

Dated:

Deponent

Verification

The contents of Para 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified on this day of of 2017 at Nagpur.

Nagpur

Dated:

Deponent

I know and identify the deponent

Advocate-

NOTARY ★ ARCHANA D. JAISWAL ★ Regn. No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ Regn.No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

Sworn Solemnly Affirmed By ..... on above .....
who is personally known to me/identified by .....
Before me on this 27th day of July 17 at Nagpur

27/7/2017

ARCHANA D. JAISWAL
NOTARY
(Regn.No. 4753)
GOVERNMENT OF INDIA
(M.S.)

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CANCELLED CANCELLED