भारतीय गैर न्यायिक

-1-

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

NAGPUR TREASURY
SC 045840
11 AUG 2017
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY No. 46062
DATE 13/12/17

FORM-B

[SEE RULE 3 (6)]

AFFIDAVIT CUM DECLARATION

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6366
GOVT. OF INDIA

We, **1) DNYANESHWAR S/O SHANKARRAO GAWANDE**, Aged about 51 years, Occupation – Business, Resident of Rahul Layout Khadgaon Road, Wadi, Nagpur - 440023 and **2) ASHIMKUMAR S/O NONIGOPAL GHOSH**, Aged about 61 years, Occupation – Business, Resident of Kohle Layout, Khadgaon Road, Wadi, Nagpur - 440023, acting through acting through our duly nominated, appointed and constituted POWER OF ATTORNEY HOLDER, **SHRI ANIL S/O VANDEO PATIL**, Aged about 52 years, Occupation – Business, (P.A.N. NO. ACWPP3455A), Resident of Nidhi Palace, Amravati Road, Dattawadi, Nagpur – 440023 i.e. Promoters of **GOPAL ENCLAVE** do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed OR have legal title report 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 promoters for development of the real estate project is enclosed herewith.

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2. That the project land is free from all encumbrances OR the details of encumbrances including dues and litigation, 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 us / promoters from the date of registration of project.

4. (a) For new projects:-

That 70% (Seventy) per cent of amounts realised by us for 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.

(b) For ongoing project on the date of commencement of the Act:-

(i) That 70% (Seventy) per cent of the amounts to be realised hereinafter by us / promoters for 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 OR

(ii) That entire of the amounts to be realised hereinafter by us for real estate project from 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That we shall get accounts audited within 6 (Six) Months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and 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 shall take all the pending approvals on time from competent authorities.

8. That we 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 we / the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

VERIFICATION

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

Verified by us at **Nagpur** on this 13th Day of **December, 2017.**

SHRI ANIL VANDEO PATIL
(Acting as Power of Attorney Holder for
1) Shri Dnyaneshwar Shankarrao Gawande
2) Shri Ashimkumar Nonigopal Ghosh)
(Deponents)

Nagpur
Date: 13-12-2017

SEAL OF NOTARY ★ GOVT. OF INDIA ★ Mrs. KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386

NOTARY ★ MRS. CHANCHAL KHURANA ★ GOVT. OF INDIA Nagpur Dist. (M.S.) INDIA Regn. No. 6386

Sworn before me on this 13th Day of Dec 2017 At Nagpur by Shri / Smt./ Ku. Above Deponent R/o Nagpur who has been identified by Shri / Smt. ..... Advocate, Nagpur

NOTARY GOVT. OF INDIA Nagpur (M.S.) INDIA

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