भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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UT 511807

08 FEB 2019

NOTARIAL REG.
ENTRY No. 91
DATE 1/4/2019

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL-BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

NOTARY S.K. DADHE Dist. Nagpur (M.S.) INDIA Regd. No. 4072 Valid Upto on 22/04/2022 GOVT. OF INDIA

Affidavit cum Declaration

Affidavit cum Declaration of **1) Kunal Dinkarrao Niswade 2) Vikas Dinkarrao Niswade, 3) Bharti Dinkarrao Niswade, 4) Pradhnya Uttam Shiyale** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____

We, **1) Kunal Dinkarrao Niswade 2) Vikas Dinkarrao Niswade, 3) Bharti Dinkarrao Niswade, 4) Pradhnya Uttam Shiyale** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Resident at Plot No. 181, Thaware colony, Jaripatka Nagpur - 440014

1. That I/promoter have/has a legal title Report to the land on which the development of the project is proposed.

OR

Promoter have/has a 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 alongwith an authenticated copy of the Agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

3. That the time period which the project shall be completed by me/promoter from the date of registration of project.

4. (a) For new projects :

That seventy per cent of the amounts realized by me/promoter for the real project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 seventy per cent of the amount to be realized hereinafter 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 schedule 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 realized hereinafter 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, 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 withdraw in accordance with Rule 5.

6. That I/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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of all Act and under rules 3 of these rules, within seven days of the said changes occurring.

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

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

Deponents

1) Kunal Dinkarrao Niswade

2) Vikas Dinkarrao Niswade

Mrs Bharti D Niswade

3) Bharti Dinkarrao Niswade

Pradhnya

4) Pradhnya Uttam Shiyale

Verification

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

Verified by us at Nagpur on this 31st day of March, 2019.

Deponents

1) Kunal Dinkarrao Niswade

2) Vikas Dinkarrao Niswade

Mrs Bharti D Niswade

3) Bharti Dinkarrao Niswade

Pradnya

4) Pradhnya Uttam Shiyale

ADV. SUNIL K DADHE DIST. NAGPUR REGN. NO. 4772

WORN SOLEMNLY AFFIRMED BY Shri Kunal Dinkarrao Niswade WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self.

BEFORE ME THIS THE 1st DAY OF April, 2019 AT NAGPUR

S K DADHE
Notary
Nagpur Dist. (M.S.) Ir

NOTARY S. K. DADHE Dist. Nagpur INDIA Regn. No. 4772 My Term Expires on 22/10/2022 GOVT. OF INDIA

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