भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

VD 868468

24 MAY 2019

Deputy Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY No 23885
DATE 27/5/19

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

Mr. **Harshavardhan Raut** & **Mrs. Prajakta Raut** of infiniti Infraventures promoter of the proposed project **Om Avaneesh Apartment.**

Mr. **Harshavardhan Raut** & **Mrs. Prajakta Raut** promoter of the proposed project/the do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title 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 promoter for development of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by me/promoter is 31/12/2022.

SEAL OF NOTARY
Mrs KHURANA
NAGPUR
DIST- (M.S.)
REG No 6386
GOVT. OF

4. That seventy per cent of the amounts realised 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

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

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

Deponent

Mr. **Harshavardhan Raut**

Mrs. Prajakta Raut

Verification

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

Verified by me at Nagpur on this 27th day of May 2019.

Sworn before me on this 27th Day of May 2019 At Nagpur by Shri / Smt. Ku. Above deponent R/o Nagpur who has been identified by Shri / Smt. Advocate Nagpur

NOTARY GOVT OF INDIA

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

Deponent



Mr. **Harshavardhan Raut**

Mrs. Prajakta Raut



NOTARY NAGPUR