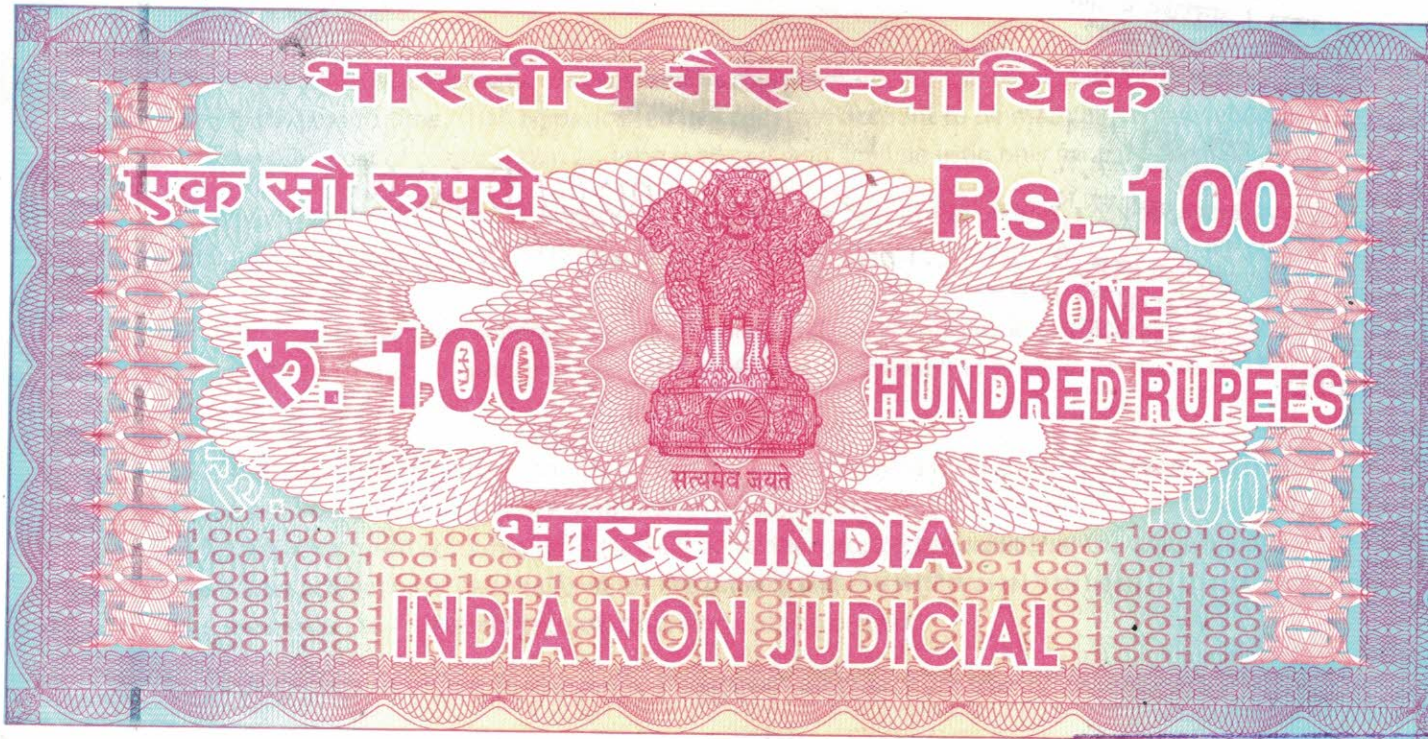


महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

NAGPUR TREASURY
VE 274609
25 JUN 2019
Stamp Head Clerk / Sr. Cler

NOTARIAL Reg.
ENTRY NO. 4449
DATE 20/07/2019

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr Suraj Kapartiwar duly authorized by the promoter of the Proposed "Raj Palace 9 " of Raj Builcon / duly, vide its/his/their authorization dated 16/07/2019;

I, Mr Suraj Kapartiwar duly authorized by the promoter of the Proposed "Raj Palace 9 " of Raj Builcon project do hereby solemnly declare, undertake and state as under:

1. That We Promoters have/has a legal title to the land on which the development of the proposed project s 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 30/09/2021.

NOTARY SHRIHAKAR R. BHOLE NAGPUR DIST. (M.S.) INDIA Regn. No. 3640 My Term Expires On 21-5-2024 GOVT. OF INDIA

Raj Buildcon.

Partner

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / promoters shall take all the pending approvals on time, from the competent authorities.

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

10. That I / promoters 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.

Raj Buildcon.

Partner

Mr Suraj Kapartiwar
[Deponant]

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 16th July 2019.

Raj Buildcon.

Partner

Mr Suraj Kapartiwar
[Deponant]

NOTARY SUDHAKAR R. BHOLE Nagpur Dist. (M.S.) INDIA Regn. No. 5640 GOVT. OF INDIA

NOTARY SUDHAKAR R. BHOLE NAGPUR DIST. (M.S.) INDIA Regn. No. 5640 My Comm Expires On 27-3-2023 GOVT. OF INDIA

SWORN SOLEMNLY AFFIRMED BY Mr. Suraj Kapartiwar WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Piyush Nikey BEFORE ME THIS THE 20th DAY OF July 2019 AT NAGPUR.

20/07/20

SUDHAKAR R. BHOLE
NOTARY
NAGPUR DIST. (M.S.) INDIA

CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL