Notary

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2019 ©

NAGPUR TREASURY
VP 126060
07 NOV 2019
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 5996
DATE 22/11/19

FORM – B

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of 1) Shree Pankaj Nilkanthrao Bhanuse and 2) Shree Rupesh Nilkanthrao Bhanuse promoter of the project (namely "PLATINUM" at Khasara No. 88/1, P.H. No. 73, Mouza -_Dongargaon, Nagpur - Rural) /duly authorized by the promoter of the project, vide its /his/their authorization dated _____;

We, 1) Shree Pankaj Nilkanthrao Bhanuse and 2) Shree Rupesh Nilkanthrao Bhanuse promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

NOTARY VINIT KAROSIA Nagpur Dist. (M.S.) India Regd. No 10479 GOVT. OF INDIA

1. That We, the Promoter has a legal title Report to the land on which the development of the project is proposed

   AND

   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 project land is free from all encumbrances.

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

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 That the amount from the separate account shall be withdrawn in accordance with Rule 5

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

8. That We / 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 the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That We / 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 at the time allotment of any apartment, plot or building, as the case may be.

1) Shree Pankaj Nilkanthrao Bhanuse

2) Shree Rupesh Nilkanthrao Bhanuse

Deponent

Verification

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

Verified by me at Nagpur on this _____

1) Shree Pankaj Nilkanthrao Bhanuse

2) Shree Rupesh Nilkanthrao Bhanuse

Deponent

NOTARY VINIT C. KAROSIA Nagpur Dist. (M.S.) India Regd. No. 10479 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY

BEFORE ME THIS THE DAY OF 22/11/19 AT NAGPUR.

V. C. KAROSIYA
NOTARY
DIST. NAGPUR (M.S.) INDIA

SEAL OF NOTARY VINIT C. KAROSIA NAGPUR (M.S.) INDIA REGD. No. 10479 GOVT. OF INDIA

NOTARIAL NAGPUR