भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NAGPUR TREASURY
VP 094965
13 NOV 2019
Stamp Head Clerk / Sr. Clerk

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

NOTARIAL REG.
ENTRY NO. 15951
DATE 12/12/2019

NOTARY PURUSHOTTAM N. PORKHE NAGPUR DIST. (M.S.) INDIA

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s. PANKAJ BUILDERS through its proprietor Mr. DEVRAJ S/O KUNDANLAL DHAWAN promoter of the proposed project "CREATIVE HOME GREENVIEW" located at Plot No.17,CTS No.269,Sheet No.70,Mouza-Gorewada,Dist –Nagpur authorized by the promotor of the proposed project.

I, Mr. Devraj Dhawan promoter of the proposed project / duly authorized by the the proposed project do hereby solemnly declare, undertake and state as under:

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

१ दस्तऐवज प्रकार/अनुच्छेद क्रमांक करार

२ दस्त नोंदणी करणार आहेत काय ? हात ठसे

३ नोंदणी होणार असलेल्या दस्ता बाबत दुय्यम निबंधक यांचेकडे

४ सिटकरणीचे वेळी

५ दस्तऐवज सादर

६ प्रकार पैकी विक्री

७ दस्तऐवज सादरकरणा

८ मा० रमेश

९

१० मुद्रांक अनु क्रमांक 25353 दिनांक 20 NOV 2019

११ मुद्रांक

यशवंत [illegible] पाटील

मुद्रांक विक्रेता, ला. क्र. [illegible] कोड क्र.

जिल्हाधिकारी परिसर, ता. कार्यालय

OR

Mr. DEVRAJ S/O KUNDANLAL DHAWAN PROPRIETOR- M/S PANKAJ BUILDERS 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 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.

OR

That details of encumbrances NIL 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 me/promoter from the date of registration of project ; 31/12/2023

4. (a) For new projects :

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.

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

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised 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 withdrawn 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 utilised 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 the Act and under rule 3 of these rules, within 7 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 I/the promoter 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 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 28th Oct 2019.

Deponent.

Mr.Devraj Dhawan
Proprietor
M/s. Pankaj Builders

SWORN Solemnly affirmed by Above deponent who is ~~Personally Known to me~~ / identified by ____ before me on this the 12th day of Dec at Nagpur 2019

12/12/2019.

PURUSHOTTAM N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M. S.)

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