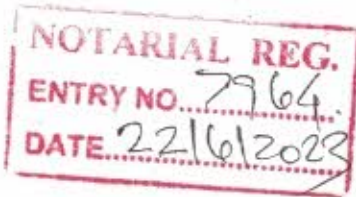




महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY

52AA 591981

16 JUN 2023

Head Clerk / Sr. Clerk

BEFORE THE EXECUTIVE MAGISTRATE NAGPUR

FORM 'B'

(Affidavit cum Declaration)

- Deponents:-1) Sunil Duddalwar S/o. Ramakrishna Duddalwar aged About 60 yrs., Occupation - Business, Resident of 98 Shivaji nagar, Nagpur, Tahsil and District - NAGPUR.
- 2) Sonal Duddalwar W/o. Sunil Duddalwar aged about 56 yrs., Occupation - Business, Resident of 98 Shivaji nagar Nagpur, Tahsil and District - NAGPUR.
- 3) Kunal Duddalwar S/o. Sunil Duddalwar, aged about 31 yrs., Occupation - Business, Resident of 98 Shivaji nagar Nagpur, Tahsil and District - NAGPUR

All the three persons named at serial no. 1 to 3 above in their personal capacity as Land Owners as well as constituent members of the Promoter Himalaya Infraprojects Sunshine, Nagpur.

We the above named Deponents do hereby take oath and state, undertake and declare on solemn affirmation as under:

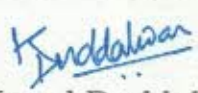
- I. That we have a legal Title Report to the land on which the development of Himalaya Sunshine Project into Row Houses and Bungalows. We enclose the authenticated copy of title certificate of Advocate **Sandeep Shastri and Associates** Dated **21-02-2023**.
- II. We state that currently there are no encumbrances on the Land on which the Himalaya Sunshine is proposed to be developed and there are no dues and litigation in respect of the above said project land.
- III. We further declare and undertake that that seventy per cent of the amounts to be realized hereinafter by promoter for the development of the Himalaya Sunshine Layout from the allottee, 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 development of common infrastructure cost and shall be used only for that purpose.
- IV. We further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
- V. We state and declare that 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.
- VI. We state that the time period within which the development of the Himalaya Sunshine project including development of common infrastructure shall be completed on or before 30th June 2024.
- VII. We state and declare that the promoter shall take all the pending or proposed approvals on time and due course, from the competent authorities.
- VIII. We state and declare that 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.
- IX. We state and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



- X. We state and declare that the promoter shall not discriminate against any allottee at the time of allotment of any unit, apartment, plot or building, as the case may be, on any grounds.

Deponent

- 
1. Sunil Duddalwar

2. Sonal Duddalwar

3. Kunal Duddalwar

Verification

The contents of paragraph I to XI above are true and correct to the best of our belief and trust and nothing material has been concealed by us there from.

Verified by us at Nagpur on this 22nd day of June 2023.

Deponent

- 
1. Sunil Duddalwar

2. Sonal Duddalwar

3. Kunal Duddalwar

SWORN Solemnly affirmed
by Above deponent
who is personally Known
to me certified by
before me on this 22nd
day of June at Nagpur
2023

22/6/2023
PURUSHOTTAM
N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M. S.)

