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
WM 640066
19 JUN 2020
Stamp Head Clerk / Sr. Clerk

FORM 'B'

[See rule3(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 by **Shri. Abhishek R. Chouhan (Authorized Signatory & Director) and Shri. Rahul N. Agrawal (Authorized Signatory & Director)** of **Angel Dwellers Infratech Pvt.Ltd, Nagpur** (Promoter) of the proposed project "Angel Regency" at Plot No.49, Kothari Layout, Kachimet, Amravati Road, Nagpur-440023.

Shri. Abhishek R. Chouhan (Authorized Signatory & Director) and Shri. Rahul N. Agrawal (Authorized Signatory & Director), are duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, the Promoter 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, No litigation is pending related to any right, title, interest in the project. The Project is not currently mortgaged.
3. That, the Promoter undertakes to complete the project on or before 30.06.2023.
4. **For ongoing project on the date of commencement of the Act.**
   That seventy per cent of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be

1(A)

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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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That, 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, the promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
9. That, the promoter 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 of allotment of any apartment, plot or building, as the case may be.

Abhishek R. Chouhan **Shri. Rahul N. Agrawal**

(Authorized Signatory) **(Authorized Signatory)**

(Deponent)

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 on this day of **25.06.2020**.

Abhishek R. Chouhan **Shri. Rahul N. Agrawal**

(Authorized Signatory) **(Authorized Signatory)**

(Deponent)

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