

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ MA 976870

NOTARIAL REG.
ENTRY NO 3940
DATE 28/2/2020

Mrs. S. R. MATTA
NOTARY
NAGPUR DIST. (M.S.)
INDIA
Regn. No. 5776
GOVT. OF INDIA

Form "B"

[See rule 3 (6)]

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

AFFIDAVIT CUM DECLARATION

- Affidavit cum Declaration of Ashok N. Junankar & Jyoti P. Titare, promoter of the proposed project / duly authorized by the promoter project vide its/his their authorization dated 28/02/2020

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I Mr. Ashok N. Junankar & Jyoti P. Titare, promoter of the proposed project/ duly authorized by the promoter of the proposed project do herby solemnly declare, undertaken 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.

   OR

   Promoter have/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 the development of the real estate project is enclosed herewith.

   - The project shall be completed on or before 31St December 2024.

2. That the project land is free from all encumbrances.
3. That the time period which the project shall be completed by me/promoter from the date of registration of Project.
   a) For New Projects:

      That 70% of the amount realized by me/promoter for the real estate project from the allotters, 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 for that purpose.

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

      i) That 70% of the amount to be realized hereinafter by me/promoter for the real estate project from the allotters, 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 for that purpose.

      OR

      ii) That entire of the amount to be realized hereinafter by me/promoter for the real estate project from the allotters, 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 for that purpose.

4. That the amounts from the separate account shall be withdraw accordance with Rule 5.
5. That I/the Promoter shall get the accounts audited within six months after the end of every financial year by practicing Chartered Accountant and shall produce a statement of account duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amount collected for the particular project have been utilized for the project and the

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withdrawals has been in compliance with the proportion to the percentage of completion of the Project.

6. That I/the Promoter shall take all pending approvals on the time, from the complete authorities.
7. That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of all Act and under rules 3 of these rules, within 7 days of the said changes occurring.
8. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
9. That I/the promoter shall not discriminate against any allotter as the time of Allotment of any apartment, plot or building, as the case may be.

Sau Jyoti P. Titare (Sau. Jyoti. P. Titare) (A.N. Junankar)

Deponent

Verification:

The content 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 28/02/2020

Sau Jyoti P. Titare (Sau. Jyoti P. Titare) (A.N. Junankar)

Deponent

I know the deponent

(B.Z. Kalode)

Advocate

*Note:

1. The scope of work is complete entire Real Estate project as per Drawing approved from time to time so as to obtain Occupation certificate / Completion certificate.
2. (*) Quality Survey can be done by the Office of Engineer or can be done by the independent Quality Surveyor. Whose certificate of Quality calculated can be relied upon by the Engineer. In case of independent Quality Surveyor being appointed by the developer, this has to be mentioned in the place of marked (*) and in case of quantity are being calculated by Office of Engineer the name of the person in the office of Engineer. Who is responsible for the Quantity Calculated should be mentioned at the place marked (*).

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3. The estimated cost included all labour, material, equipment, machinery and machinery required to carry out the Work.
4. As this is an estimated cost, any deviation in quality required for the development of Real Estate Project will result in amendment of the cost Incurred / not be incurred.
5. All Components of the work with Specification are indicative and not exhaustive.

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NOTARY
MRS. S. R. MATTA
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(M.S.) INDIA
REGD. No.
6776
GOVT. OF INDIA

...WORN BEFORE ME ... ON 28 TH
...DAY OF Feb 2020 ... NAGPUR BY
...SMT./KU. Ashok & Jyoti
...NAGPUR WHO ... BEEN IDENTIFIED
...BY ...KU./SMT. ...
ADVOCATE, NAGPUR

Mrs. S. R. MATTA
Advocate & Notary
918-B, Civil Lines, Nagpur-4

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