

महाराष्ट्र MAHARASHTRA

◑ 2020 ◑

NOTARIAL REGN. ENTRY NO 7201 DATE 13/10/2020

NAGPUR TREASURY
XA 939624
07 OCT 2020
Stamp Head Clerk / Sr. Clerk

NOTARY M.M. VINCHURKAR Dist. Nagpur (M.S.) INDIA Regn. No.5622 My Term Expires on 27-03-2023 GOVT. OF INDIA

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 of through its Hassina Khatoon Land owner of the proposed project "Creative Homes Greenvilla-3 (Wing A)" and "Creative Homes Greenvilla-3 (Wing B)" authorized by the land owner of the proposed project.

I, Hassina Khatoon Land owner 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

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: 31/12/2024

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 seven 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 13th October 2020.

Deponent

NOTARY M. M. VINCHURKAR Dist. Nagpur (M.S.) INDIA Regn. No.5622 My Term Expires on 27-03-2023 GOVT OF INDIA

NOTARY M. M. VINCHURKAR Nagpur Dist. (M.S.) INDIA Regn. No. 5622 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Hasina Khatoon

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY _____

BEFORE ME THIS THE DAY OF 13/10/2020 AT NAGPUR

13/10/2020

M. M. VINCHURKAR
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

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