

महाराष्ट्र MAHARASHTRA ● 2023 ●

NAGPUR TREASURY
34AA 402249
09 MAY 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 4964
DATE 15/5/23

NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist
(M.S.) INDIA
Regn. No.
8196
GOVT. OF INDIA

FORM 'B'

[See rule3 (6)]

Affidavit cum Declaration

I Mustafa Ali Shabbar Hassonjee, Resident of Plot No. 604/B/18, Byramji Town, Nagpur – 440013 {Permanent Account No. ABSPA4479N, Aadhaar Card No. 9329 1001 5643, Mobile No. : 9975561061 & Email ID : royalranches@gmail.com} for self and as Constituted Attorney of Masood Hasan S/o. Kurban Hussain Dariwala, being the joint owners and promoters of proposed project Royal Ranches do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land.

2. That the project land is free from all encumbrances.

3. That the project shall be completed by us/promoters on or before 29/04/2024.

4. That seventy per cent of the amounts realised by us/promoters 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 project and shall be used only for that purpose.

Scanned with CamScanner

5. That the amounts from the separate account shall be withdrawn in accordance with the Rule 5.

6. That We the Promoters 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 We the Promoters shall take all the pending approvals on time, from the competent authorities.

8. That we the Promoters 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 we the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we the Promoters shall not discriminate against any allottee at the time of allotment of any Plot.

Mustafa Ali Shabbar Hassonjee
For Self and as Constituted Attorney of
Masood Hasan Dariwala
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 9th day of May, 2023.

GOVT. OF INDIA Nagpur Dist (M.S.) INDIA Regn. No. 8196

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

Mustafa Ali Shabbar Hassonjee
For Self and as Constituted Attorney of
Masood Hasan Dariwala
DEPONENT

NOTARY NAGPUR GOVT. OF INDIA NOTARIAL

SWORN BEFORE ME ON THIS 15
DAY OF May 2023 AT NAGPUR BY
SHRI/SMT./KU. CS Abdul
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT.....
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA

Scanned with CamScanner