

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

XB 338229

04 NOV 2020

Chief Head Clerk / Sr. Clerk

NOTARY M. M. VINCHURKAR Dist. Nagpur (M.S.) INDIA Regn. No.5622 My Term Expires on 27-09-2023 GOVT. OF INDIA

NOTARIAL FEE ENTRY NO. 8097 DATE 10/11/2020

FORM 'B'
[See rule 3(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 Mohammad Haroon Khan and Mrs. Sabina Rafi Khan as an individual /Promoter of the proposed project "H.R. COLONY" located at Khasra No. 248 (old) 158 (NEW), P. H. No. 12, Mouza – Godhani (Rly), Nagpur authorized by the promoter of the proposed project.

We, Mr. Mohammad Haroon Khan and Mrs. Sabina Rafi Khan Promoter of the proposed project/duly authorized by the proposed project do hereby solemnly declare, undertake and state as under.

१ दस्ताचे प्रकार अनुसूचित क्रमांक — प्रतिक्रा

२ दस्त नोंदणी करणार आहेत काय ?

३ नोंदणी होणार असल्याचे दुय्यम निबंधक [illegible]

४ मिळकतीचे वर्णन

५ सविदला रक्कम

६ मुद्रांक विकत घेणाऱ्याचे नाव — मोहम्मद हारुन खान

७ दुसऱ्या पक्षकाराचे नाव

८ हस्त असल्यास त्याचे नाव व पत्ता — मा. २५५

९ मुद्रांक शुल्क रक्कम

१० मुद्रांक विक्री नोंदवही अनुक्रमांक — 22427 — 9 NOV 2020

११ मुद्रांक विकत घेणाऱ्याची सही

यशवंत एस. पाटील — मुद्रांक विक्रेता ना. क्र. [illegible] कोड क्र. [illegible], जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

NOTARIAL REG. ENTRY NO. DATE

NOTARY

1. That we / 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 realized 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 realized 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 utilized 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 7th November 2020.

1)Mr.Mohammad Haroon Khan

2)Mrs.Sabina Rafi Khan

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 Mohd Haroon Khan Sabina Rafi Khan
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY _____
BEFORE ME THIS THE DAY OF 10/11/2020 AT NAGPUR 10/11/20
M. M. VINCHURKAR
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

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