भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XB 082101

NOTARIAL REG.
ENTRY No 11155
Date 15/12/2020

Form-B

[See rule 3(4)]

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

NOTARY KIRAN U. WADYALKAR Dist. Nagpur (M.S.) INDIA Regn. No. 9699 My Term Expires on 20/10/2021 GOVT. OF INDIA

Affidavit cum declaration of Mr. Aniruddha Vyankatesha Kunawar (Partner) on behalf of M/s Cozy Homes, duly authorized by M/s Cozy Homes, Promoter of the proposed project, vides their authorization date, 02nd December, 2020.

I, Mr. Aniruddha Vyankatesha Kunawar on behalf of M/s Cozy Homes duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state us under:

1. That Promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances

दस्ताचा प्रकार/अनुच्छेद क्रमांक करारनामा

४) दस्त नोंदणी करणार आहेस काय ?	होय/नाही
३) नोंदणी होणार असल्यास दस्तम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रुपये	कोऱ्या हेमरू
६) मुद्रांक शुल्क [illegible]	आकारला
७) दस्ताला [illegible]	4508/
८) मुद्रांक शुल्क [illegible]	
९) मुद्रांक [illegible]	
१०) मुद्रांक [illegible]	

F 2 DEC 2017

[illegible] दु. नि. क्र. १५/१२, कोड क्र. ४६०१०३३
[illegible] दुय्यम निबंधक, ता. कार्यालय, नागपूर (शहर)

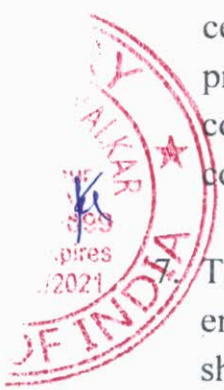
नागपूर मं. मोहर

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3. That the time period within which the project shall be completed by Promoter is 31st December, 2025.
4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 is not applicable on us because the scheme is completed and is ready for possession.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project. As the scheme is completed we are not liable to open a separate bank account.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project is not applicable on us as the scheme is complete.



7. That Promoter shall get the accounts audited within six month after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That Promoter shall take all the pending approvals on time, form the competent authorities.

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent



Verification

The contents of my above Affidavit cum Declaration are and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on this 15th day of December, 2020.

Deponent

NOTARY KIRAN U. WADYALKAR Dist. Nagpur (M.S.) INDIA Regn. No. 9099 My Term Expires on 20/10/2021 GOVT. OF INDIA

NOTARY Sau. KIRAN U. WADYALKAR DIST. NAGPUR (M.S.) INDIA REGN. NO. 9099 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Deponent WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Sd/- BEFORE ME THIS 15 DAY OF 12/2020 AT NAGPUR.

KIRAN U. WADYALKAR NOTARY DIST. NAGPUR (M.S.) INDIA

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