भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2019 ©

VZ 200352

02 JAN 2020

NOTARIAL REG.
ENTRY NO.... 7262
DATE ..10/12/2020

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Shri. Raju S/o Bhaskarrao Kotpalliwar, Shri Piyush S/o Raju Kotpalliwar and Shri Aniket S/o Raju Kotpalliwar** being promoter of the proposed project "**Harmony Spaces**" vide Agreement of Development Dt: 03rd day of May 2019.

We Being Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We have a legal title to the land on which the building project is proposed
   AND
   We legally have valid authentication of title of such land along with an authenticated copy of the agreement and sale deed between the owner and promoter for the Land/ layout is enclosed herewith.

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

A2

VAS Associates & Builders

Dr. Amit Dixit

16 JAN 2020

32967

यशवत एस. पाटील

मुद्रांक विक्रेता, ला. क्र. ३०/८६ नाईक ४६०१६५
जिल्हाधिकारी परिसर, ता. कचालय, नागपूर (ग्रामीण)

2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.

3. That the time period within which the layout shall be completed by us is 30th November 2022.

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. That we shall get the accounts audited within six months 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 we shall take all the pending approvals on time, from the competent authorities.

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

10. That we shall not discriminate against any allottee at the time of allotment of any, plot, as the case may be, on any grounds.

Deponent

Shri Raju Kotpalliwar

Shri Piyush Kotpalliwar

Shri Aniket Kotpalliwar

Verification

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

Verified by me at 05th Day of December 2020.

Advocate

Deponent

Shri Raju Kotpalliwar

Shri Piyush Kotpalliwar

Shri Aniket Kotpalliwar

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

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) India Reg. No. 8196 GOVT. OF INDIA

...ON THIS...10...
...OF...Dec...20..20..AT NAGPUR BY
SHRI./SMT./KU.....
R/O NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI./SMT.....
ADVOCATE NAGPUR

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

CANCELLED NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL CANCELLED CANCELLED