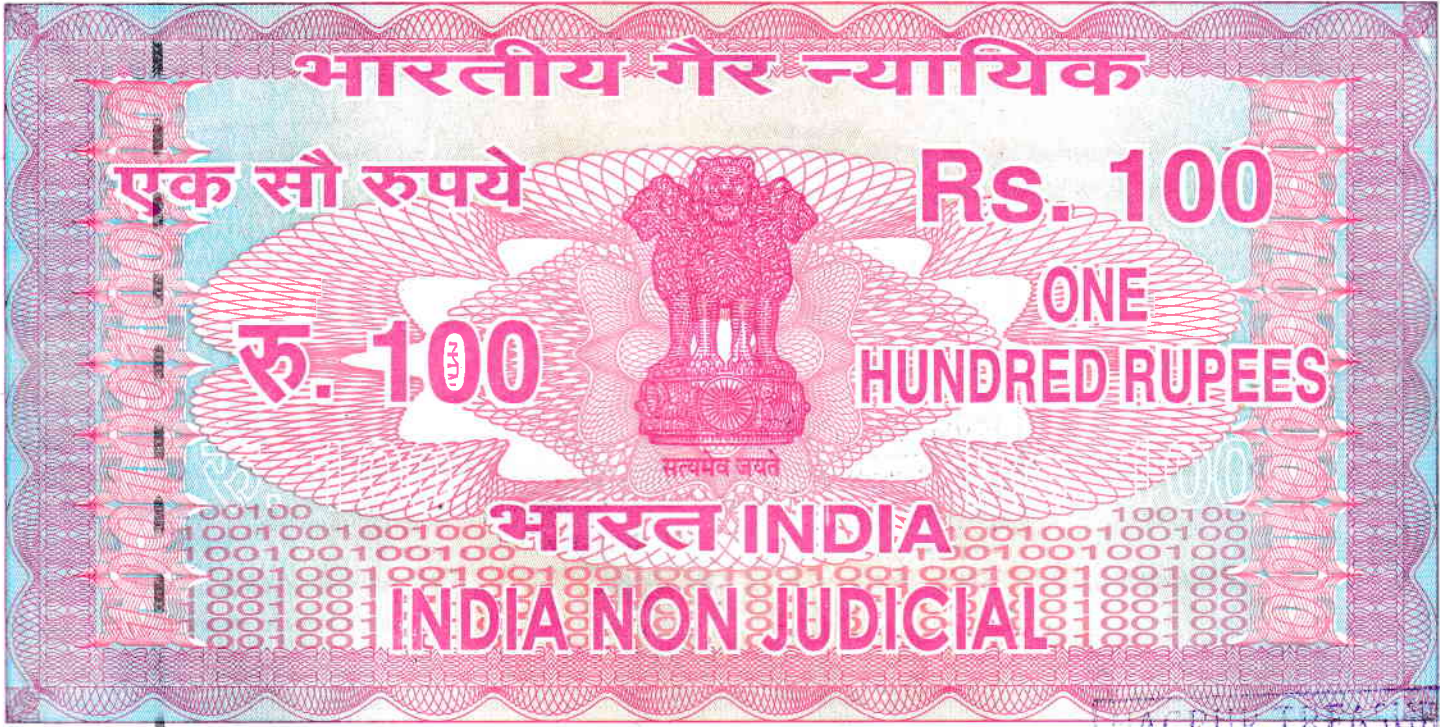




महाराष्ट्र MAHARASHTRA

● 2020 ●

NOTARIAL REG
ENTRY NO. 2467
DATE 3/2/21

NAGPUR TREASURY
XL 988515
02 FEB 2021
Stamp Head Clerk / St. Clerk

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

Affidavit cum Declaration

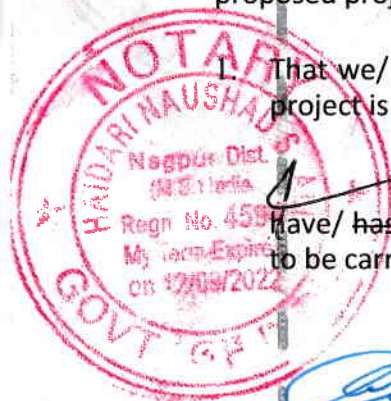
Affidavit cum Declaration of **Mr. Manoj V. Golawar**, promoter of the project and **Mrs. Nisha M. Golawar**, co-promoter of the project "**Vasant Vihar**" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated -;

We, Mr. Manoj V. Golawar, promoter of the project and Mrs. Nisha M. Golawar, co-promoter of the project "**Vasant Vihar**" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I. That we/ promoter have/has a legal title to the land on which the development of the project is proposed

OR

have/ has a legal title to the land on which the development of the proposed project is to be carried out



[Signature]

San. M. Golawar.

AND

A legally valid authentication of title of such land alongwith an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

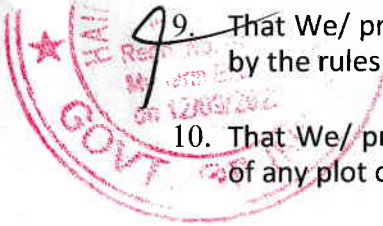
2. That the said land is free from all encumbrances.

OR

~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, alongwith details.~~

3. That the time period within which the project shall be completed by me/~~promoter~~ is on or before 3rd February, 2023.
4. That seventy percent 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/ promoter 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/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That We/ promoter have/~~has~~ furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We/ promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.

Deponent



Sanjay M. Golwani.


Sanjay M. Golwani.

Verification

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

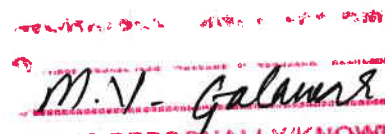
Verified by me at **Nagpur** on this **2nd** day of **February, 2021**.


Sanu A.M. Golawar.

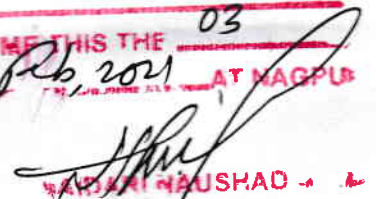
Deponent


Sanu A.M. Golawar.




M.V. Galamra
WHO IS PERSONALLY/KNOWN
TO ME IDENTIFIED BY _____

BEFORE ME THIS THE 03
DAY OF Feb, 2021 AT NAGPUR


HAIDARI NAUSHAD
NOTARY
NAGPUR DISTT. INDIA

