

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

NOTARIAL REG.
ENTRY NO. 3215
DATE 30/03/2021

NAGPUR TREASURY
XN 017602
23 MAR 2021
Stamp Head Clerk / Sr. Clerk

FORM ' B' [See rule 3 (6)]

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

Affidavit cum Declaration

Affidavit cum declaration of **Uma Suresh Saraf** promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/ his/ their authorization dated 5 April 2019.

I, **Uma Suresh Saraf** promoter of the proposed Project/ duly authorized by the promoter of the proposed project do hereby solemnly undertake and satate as under :-

NOTARIAL ARCHANA SHEERAM NAGPUR DIST. (M.S.) INDIA REGD. NO. 15852 My term expires on 13-12-2024 GOVT. OF INDIA

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

   OR

   Have / has the legel title report to the land on which the development of the propose project is to be carried out.

   AND

   A legally valid authentication of title of such land along with an authenticate 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 DETAIL OF encumbrances ..... including dues and litigates details of any rights title interest of 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.
4. (a) for new projects:
   That seventy per cent of the amount realized by me/ promoter for the real estate project from the allottees, from time to time shall be deposited in a separate amount to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
   (b) for on going project on the date of commencement of the act

(i) that seventy per cent of the amount 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 amount to be maintained in a schedule 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 amount to be realized hereafter by me promoter for the real estate project from the allotees, from time to time shall be deposited in a separate amount to be maintained in a schedule 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 amount from the separate account shall be withdrawn in accordance with rule 5
6. That/ I the promoter shall get the account audited within six months after the and of every financial year by a practicing chartered accountant and shall produce a statement of accounts duly certified and signed by such practicing charted accountant and it shall be verified during the audit that the amount 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 I 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 rule within seven day of the said changes occurring.

9. That/ I the promoter have/ has furnished such other document as have been prescribed by the rule and regulation made under the act.

10. That/ I the promoter shall not discriminate against any allottees, at the time of allotment of any apartment plot or building as the case may be.

Uma Saraf

Deponent

VERIFICATION

The content 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 30th day of March 2021

Uma Saraf

Deponent

ARCHANA S. MESHRAM NAGPUR DIST. (M.S.) INDIA REGD. NO. 15862 My Comm expires on 13-12-2024 GOVT. OF INDIA

SEAL OF NOTARY ARCHANA S. MESHRAM DIST. NAGPUR (M.S) INDIA Reg. No. 15862 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Umra S. Saraf

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY self

BEFORE ME THIS THE 30th DAY OF March 2021 AT NAGPUR

30/03/2021

ARCHANA S. MESHRAM
NOTARY
NAGPUR DIST. (M.S.) INDIA

CANCELLED CANCELLED