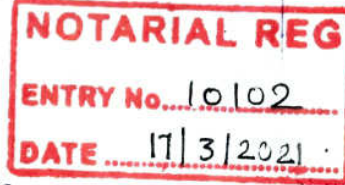




2020

XN 012575



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 Mr./Ms. **Shri. Rishi Ravindra Lashkare**,
Aged 35 yrs. Occupation : Business, R/o. Plot No. 25, Red Cross Road,
Sadar, Nagpur. 440 001, promoter of the proposed project /duly
authorized by the promoter of the proposed project, vide its/his/their
authorization dated 17/03/2021;

I, **Rishi Ravindra Lashkare** promoter of the proposed project / duly
authorized by the promoter of the proposed project do hereby
solemnly declare, undertake and state as under :

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

OR

I **Rishi Ravindra Lashkare** have/has a legal title Report to the land on which the
development of the proposed project is to be carried out

फक्त प्रतिज्ञापत्रासाठी	
मुद्रांक विक्री नोंद दि. अनु.क. 8329 दि. 17/3/2023	
मुद्रांक विक्री घेणाऱ्याचे नाव	2/10/23
पत्ता	
सही	
Shri Vendar L. No. 3/87	
Trade No.:- 4601056	
M.N. D. by Mandir, Nagpur	
शासकीय कार्यालय, नागपूर, नागपूर प्रसिद्धावत्र	
सादर करण्यासाठी मुद्रांक 1 लाची आवश्यकता नाही.	
(शासन आदेश दि. 09/09/2008 नुसार)	
ज्या करणासाठी ज्यानी मुद्रांक खरेदी केला त्यानी त्याच कारणासाठी	
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.	

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 _____ 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 as on 30/06/2023.

4. (a) For new projects :

That seventy percent of the amounts realised 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 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.

OR

- (i) 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 utilised 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.



n.n. Case
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Nagpur on this 17th day of March 2021.

n.n. Case
Deponent



SWORN BEFORE ME ON THIS 17th DAY OF March 2021 NAGPUR BY SHRI/SMT./Ku. Above Deponent R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT. Advocate, NAGPUR

[Signature]
NOTARY
GOVT. OF INDIA
NAGPUR (M.S.) INDIA

