

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

NAGPUR TREASURY
XM 207834
09 MAR 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 5600
DATE 11/5/2021

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. Mukund Harilal Chotalia,** Aged 66 yrs. Occupation : Business, R/o. D-15, Axardham Society, Kishan Samosa Lane, College Road, Vaniyavad, Nadiad, Kheda, Gujrat-387001. promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/05/2021;

I, **Shri. Mukund Harilal Chotalia** 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 **Shri. Mukund Harilal Chotalia** have/has a legal title Report to the land on which the development of the proposed project is to be carried out

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05-12-2024 GOVT. OF INDIA

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१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	प्रति
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास मुख्य निबंधक कार्यालयाचे नाव	मुख्य निबंधक स.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	मुकुंद दशरथ चव्हाण
७) दस्तऐवज पक्षकाराचे नाव	
८) हस्ते असल्यास त्यांचे नाव व पत्ता	मे. क्षीरसागर नगर
९) मुद्रांक शुल्क रक्कम	१७८
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक	23001 दिनांक 29/12/2024
११) मुद्रांक विकत घेणाऱ्याची सही	
वि. एन. क्षीरसागर	मुद्रांक विक्रेता ला. क्र.१०/१९९६ कोड क्र. ४६०१००३ जिल्हाधिकारी परीसर तह. कार्यालय नागपूर.

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 31/12/2025.

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.

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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.K.S Hasilal

Deponent

Verification

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

N.K.S Hasilal

Verified by us at Nagpur on this 11th day of May 2021.

Deponent

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05-12-2024 GOVT. OF INDIA

11th May 2021 at Nagpur by Shri/Smt. Above deponent R/o. Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

NOTARY GOVT. OF INDIA Nagpur M.S.) INDIA

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