भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
75AA 523517
20 MAR 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 7155
DATE 27 MAR 2024

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. **Neelofar Anjum Mohammad Hidayatulla D/o Mohammad Hidayatulla** promoter of the proposed project "**Patel Nagar**" on **Khasara No. 189/part, P.No. 12A,** Division-**Nagpur,** Mouza- **Bhokara**, Taluka- **Nagpur (Gramin)** District- **Nagpur**, **PIN: 441111** /~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ____~~:

I, **Neelofar Anjum Mohammad Hidayatulla D/o Mohammad Hidayatulla** promoter of the proposed project "**Patel Nagar**" on **Khasara No. 189/part, P.No. 12A,** Division-**Nagpur,** Mouza- **Bhokara**, Taluka- **Nagpur (Gramin)** District- **Nagpur**, **PIN: 441111** / ~~duly authorized~~

NOTARY
Vikal Omprakash Chachra
Nagpur
Maharashtra India
Regn. No.
16125
My Term Expires
on 02-01-2026
GOVT. OF INDIA

(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे ..... श्री ५

प्रतिज्ञापत्रासाठीच कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता..... निलोफर अंजुम मोहम्मद हिदायतुल्ला नागपूर

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक/दिनाक..... १५१४३ दि. २६/३/२०२४

मुद्रांक विकत घेणाऱ्याची सही/दिनांक.....

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांकतसेच मुद्रांक विक्रीचे ठिकाण

सौ. सविता एन. चांदूरकर
स्टॅम्प व्हेंडर,
लॉ. नं. २०/१९९२
दु.नि.क्र.५, नागपूर-शहर
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14

NAGPUR TREASURY
75AA 523517
20 MAR 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 7155
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NOTARY GOVT.
Vikal Omprakash Chaudhary
Nagpur
Registration Indy
Regn. No. 18126
My Term Expires on 02-01-2026

~~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~~

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

~~AND~~

~~A legally valid authentication of the 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 the project **31-03-2026.**

4. (a) For new project:
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 account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.

~~(b) For ongoing project on the date of commencement of the act~~

~~(i) (that seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, 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 amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~

5. That the amount from the separate account shall be withdrawn in accordance with Rule

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 a 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 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 inform the authority regarding 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

Deponent

Neelofar Anjum

POA Holder
M. Tanveer ullah

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

NOTARY Vikal Omprakash Chachra Nagpur Maharashtra India Regn. No. 16125 My Term Expires on 02-01-2026 GOVT. OF INDIA

NOTARY VIKAL OMPRAKASH CHACHRA Nagpur TAH. DIST. (M.S.) INDIA REGD. No. 16125 GOVT. OF INDIA

27 MAR 2024

Sworn before me on this 27th day of March 2024 at Nagpur by Shri/Smt./Ku. as above R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

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

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Cancelled Cancelled