

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐ XU 422223

22 DEC 2020

SEAL OF NOTARY ★ GOVT. OF INDIA ★
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386

NOTARIAL REG
ENTRY No. 20050
DATE 9/7/2021

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 of Mr. Kuntal Anil Ashtankar (Director) on behalf of M/s Genisis Realtech Pvt. Ltd., duly authorized by M/s Genisis Realtech Pvt. Ltd., Promoter of the proposed project, vides their authorization date, 02nd May, 2021.

I, Mr. Kuntal Anil Ashtankar on behalf of M/s Genisis Realtech Pvt. Ltd. duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state us under:

1. That Promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by Promoter is 31st December, 2025.

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	A4
२) दस्त नोंदणीकरणास आहेत काय ?	होय/नाही
३) नोंदणी करणार असलेल्या दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक
४) मिळकतीचे वर्णन	
५) मोबदला रुपये	जेनेसिस रियलटेक प्रा लि
६) बाजार विकत देण्याघेण्याचा प्रकार	म्हाडा
७) देय असलेला मुद्रांक शुल्क	
८) शासकीय मुद्रांक शुल्क	
९) मुद्रांक शुल्क रु.	९७७
१०)	९५३२६ दिनांक 23/12/2020
११)	
वि. एन. [illegible]	[illegible] ला. क्र.३०/१९९६ कोड क्र. ४६०१००३ [illegible] परिसर तह. कार्यालय नागपूर.

DECLARATION

SEAL
Mrs. Kh
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REG. No. 638
GOVT. OF INDI

4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project. As the scheme is completed we are not liable to open a separate bank account.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 is not applicable on us as the scheme is complete.

7. That Promoter shall get the accounts audited within six month 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 Promoter shall take all the pending approvals on time, form the competent authorities.

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

NOTARY

GENESIS REALTECH PVT. LTD. NAGPUR


SEAL OF NO
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF IN


REALTECH PVT. LTD.
NAGPUR
GENESIS

Verification

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

Verified by me at Nagpur on this 07th day of July, 2021

GENESIS REALTECH PVT. LTD. NAGPUR

Deponent

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 9 TH
DAY OF July 20 21 AT NAGPUR BY
SHRI / SMT/ KU. Above Deponent
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

Mrs. CHANCHAL KHURANA
Advocate & Notary
Resi./Off.: H/No. 410/3, Mecosabagh
NAGPUR-440 014
Reg. No. 6386

NOTARY Mrs. CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

NOTARY NAGPUR NOTARIAL GOVT. OF INDIA


GENESIS REALTECH PVT LTD
NAGPUR