

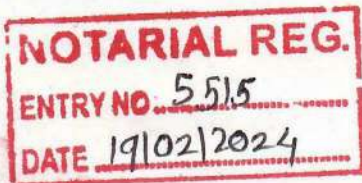


महाराष्ट्र MAHARASHTRA

2023

75AA 854121

16 FEB 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 **M/s Safa Infra** through its Partner and Authorised Signatory **Shri. FIROJ AHEMAD IMADUL HUSSAIN SHAIKH** of the proposed New project "**Crystal Palace**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 15th February 2024;

For **SAFA INFRA**

Partner



१) वस्तुचा प्रकार/अनुसूचेद क्रमांक	४/५५५५
२) वस्तु मॉडेल/करणार आहेत काय ?	होय/नाही
३) मातमी एकरा अंतर्गत दुरुपन विक्रीचे व्यवस्थेबाबत मात	दुरुपन विक्रीचे क्र.
४) निष्कर्षाची नोंद	
५) मोठ्यात रक्कम	
६) मुद्रांक विक्रीचे नोंद	३५५५५
७) दुरुपन एकरा बाबत	
८) हरने असावा काय ?	३५५५५
९) मुद्रांक शुल्क	३५५५५
१०) मुद्रांक विक्री	३५५५५
११) मुद्रांक विक्री	३५५५५

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सरिता जैन

मुद्रांक विक्री, ला. क्र. १, २, ३, ४, ५, ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

NOTARIAL REG
ENTRY NO. 234
DATE 11/02/2021

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Subash Subashiv
Nagpur
Maharashtra
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14/10/2021
GOVT.

NOTARIAL REG
ENTRY NO. 234
DATE 11/02/2021

Project Details: "CRYSTAL PALACE " Situated at CTS No.472, , Koradi Road, Arya Nagar,Village Nagpur, Taluka and District: Nagpur -440030.

We, M/s Safa Infra (Promoter) through its Partner and Authorised Signatory Shri. FIROJ AHEMAD IMADUL HUSSAIN SHAIKH of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

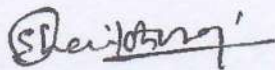
3. That, the Promoter undertakes to complete the project on or before **30/12/2024.**

4. **For New projects:-**

That seventy per cent of the amounts realised by me 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

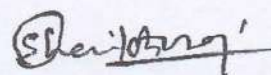
For SAFA INFRA



Partner

6. That, 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, the promoter shall take all the pending approvals on time, from the competent authorities.
8. That, 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For SAFA INFRA



Partner

FIROJ AHEMAD IMADUL HUSSAIN SHAIKH

(Partner and Authorized Signatory)

(Promoter)

(Deponent)

Verification

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

Verified by me at on this day of 19th February 2024

For SAFA INFRA

Shri. Ahemad

Partner

FIROJ AHEMAD IMADUL HUSSAIN SHAIKH

(Partner and Authorized Signatory)

(Promoter)

(Deponent)



Sworn before me on this 19th
day of Feb 2024 at Nagpur by
Shri/Smt. Ku Ahemad
A/O Nagpur who has been identified
by Shri/Smt. Advocate Nagpur

[Signature]
19/2/2024
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

