

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

ZB 851097

02 NOV 2021

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY No. 4497
DATE: 17/11/2021

NOTARY ARCHANA S. MESHRAM NAGPUR DIST. (M.S.) INDIA REG. NO 15862 My Term Expires On 13/12/2024 GOVT. OF INDIA

FORM 'B'

[See rule3(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 by Shri. Juzar S/o Sirajbhai Raja& Shri. Zoher S/o AbidAli Sabir, (Authorized Signatory/Partners)of M/s Raj Infra constructions, Nagpur (Promoter) of the proposed project "RAJ ORCHID"

Shri. Juzar Siraj bhai Raja & Shri. Zoher Abid Ali Sabir (Authorized Signatory), aredulv authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, the Promoter 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 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. No litigation is pending related to any right, title, interest in the project.That, the Promoter undertakes to complete the project on or before 31.12.24.
3. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

३) दस्तऐवज प्रकार/अनुच्छेद क्रमांक	अभिहस्तांकन
४) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
५) नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र.
६) मिळकतीचा वर्णन :	
७) मोबदला रक्कम	
८) मुद्रांक विकत घेणाऱ्याचे नाव	[illegible]
९) दुसऱ्या पक्षकाराचे नाव	
१०) इसरी असल्यास त्यांचे नाव व पत्ता	[illegible]
११) मुद्रांक शुल्क रक्कम	
१२) मुद्रांक विक्री नोंद वही अनु. क्रमांक 20670	दिनांक 17 NOV 2021
१३) मुद्रांक विकत घेणाऱ्याची सही	

नागेश मं. मोहाडीकर

मुद्रांक विक्रेता, ला. क्र. १५/११, कोड क्र ४६०१०३३
जिल्हाधिकारी परिसर, ल. कार्यालय, नागपूर (शहर)

4. **For New project on the date of commencement of the Act.**
That seventy per cent of the amounts to be realised hereinafter by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
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 has 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 as the case may be.

Shri. Juzar Sirajbhai RajaShri. Shri. Zoher Abid Ali Sabir

(Authorized Signatory) (Authorized Signatory)

(Deponent) (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 17.11.2021

Shri. Juzar Sirajbhai Raja Shri. Shri. Zoher Abid Ali Sabir

(Authorized Signatory) (Authorized Signatory)

(Deponent) (Deponent)

NOTARY ARCHANA S. MESHRAM NAGPUR (M.S.) INDIA REG. NO. 15862 My Term Expires On 13/12/2024 GOVT. OF INDIA

SEAL OF NOTARY ARCHANA S. MESHRAM DIST. NAGPUR (M.S) INDIA Reg. No. 15862 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Zoher Abid Ali Sabir

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self

ME THIS THE 17th

OF Nov 2021 AT NAGPUR

17/11/2021

ARCHANA S. MESHRAM
NOTARY
NAGPUR DIST. (M.S.) INDIA

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