

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

UR TREASURY
YE 807995
14 JUL 2021
Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO. 18424
DATE 8/10/2021

FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum
Declaration

Affidavit cum Declaration of Pravin Ratanlal Jain of the proposed project/ Mauli Nagar-09 (Sector-C) duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, Pravin Ratanlal Jain 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

NOTARY BRAJESH N. PRASAD DIST. NAGPUR (M.S.) INDIA Regn. No. 7266 GOVT OF INDIA

OR

I 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 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.

१) मुद्रांक विक्री नोंद वही अनु.क्रम क 8641 /दिनांक 15 JUL 2021

२) दस्ताचा प्रकार

३) दस्त नोंदणी करणार आहेत काय? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही

६) दस्त [illegible] त्याचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 100

एम. ए. जोगिया

मुद्रांक विक्रेता. ला.क्र ९२/९२ कोड क्र ४६. [illegible]
जिल्हाधिकारी परिसर, त. कार्यालय नागपूर [illegible]

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात नाहीतरी **बंधनकारक** आहे.

NOTARY WESH N

2. That the project land is free from all encumbrances.

OR

That the details of encumbrances NIL 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; Proposed Completion Date (29 / 09 / 2023)

4. (a) For new projects:
That seventy per cent of the amounts 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 that 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, 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

(ii) That entire of the amounts to be realized 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

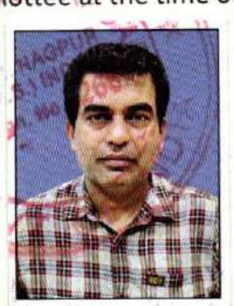
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been 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 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.



Pravin Ratanlal Jain

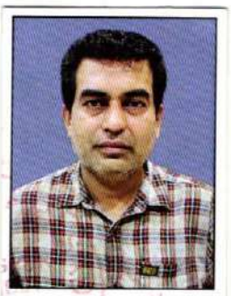
Deponent

NOTARY
RAJESH N. P

Verification

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

Verified by me at Nagpur on this_____day of October 2021 .



Pravin Ratanlal Jain

Deponent

BRAJESH N. PRASAD DIST. NAGPUR (M.S.) INDIA Regn. No.7266 GOVT. OF INDIA

BRAJESH N. PRASAD DIST. NAGPUR (M.S.) INDIA Regn. No.7266 GOVT. OF INDIA

SWORN / SOLEMNL... MEL
BY ..... abve deponent .....
WHO IS PERSO... KNOWN
TO ME / IDENTIFIED BY .....
.....
BEFORE ME THIS THE ..8.....
DAY OF oct 2021
AT NAGPUR

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED

BRAJESH N. PRASAD DIST. NAGPUR (M.S.) INDIA Regn. No.7266 GOVT. OF INDIA