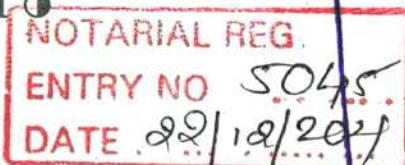




महाराष्ट्र MAHARASHTRA



2021



FORM - 'B'
[See rule 3(4)]



Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Jasmeet Singh Bhatia, Mr. Mandeep Singh Bhatia, Mrs. Gurjeet Kaur, Mrs. Jasdeep Kaur all partners of (M/s Gurunanak Enclave, PAN :- AAVFG9094P) through POA Mr. Jasmeet Singh Bhatia age 42 years, R/o Plot No. 86, Guunanakpura, Nagpur being promoter of the proposed project.

We Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That we have a legal title to the land on which the development of the project is proposed i.e. Landed Property having having Kh No. 147/2, Patwari Halka no. 15, Mouza-Bhilgaon, Tahsil:Kamptee, District:Nagpur.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us / promoter upto 31/12/2024 from the date of registration of project.
4. That, seventy per cent of the amounts realized by us 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That, we shall get the accounts audited within six months 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, we shall take all the pending approvals on time from the competent authorities.
9. That, we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we 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.

1. Mr. Jasmeetsingh Bhatia

2. Mr. Mandeepsingh Bhatia

3. Mrs. Gurjeetkaur Bhatia

4. Mrs. Jasdeepkaur Bhatia
(Land owner/promoter /developer)

Verification

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

Verified by me at Nagpur on 22/12/2021.

1. Mr. Jasmeetsingh Bhatia

2. Mr. Mandeepsingh Bhatia

3. Mrs. Gurjeetkaur Bhatia

4. Mrs. Jasdeepkaur Bhatia
(Land owner/promoter /developer)

22nd Dec 21
I, Ashu Depareddy
S/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. Advocate, Nagpur.
ADVOCATE, NAGPUR.



S. R. Matta
S. R. MATT
ADVOCATE & NOTARY
938-B, Clarke Town Nagpur