

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

ZB 254015
14 DEC 2021

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 1994
DATE 25.1.2022

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No.
My Term Expires
on 0[illegible]-2024
GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Declaration supported by an Affidavit, which shall be signed by the Promoter of any person authorized by the promoter

Affidavit cum Declaration

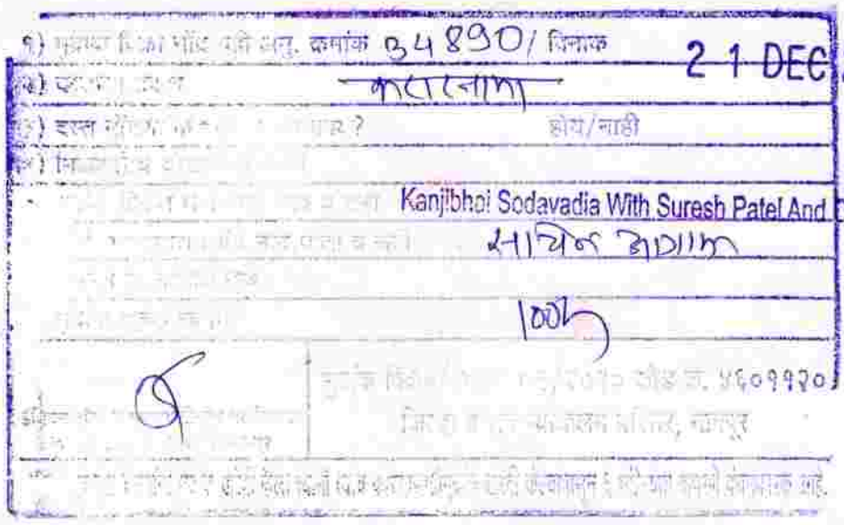
Affidavit cum Declaration of Suresh Laljibhai Patel, Kanjibhai Nanjibhai Sodavadia, Manisha Suresh Patel, Amita Kanjibhai Sodavadia, Laljibhai Rambhau Patel, Bimal Kanjibhai Sodavadia vide its authorization dated 05.01.2022;

I/We, Suresh Laljibhai Patel, Kanjibhai Nanjibhai Sodavadia, Manisha Suresh Patel, Amita Kanjibhai Sodavadia, Laljibhai Rambhau Patel, Bimal Kanjibhai Sodavadia vide its authorization dated 05.01.2022;

duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title report to the land on which the development of the project is proposed

OR


34890/
21 DEC 2021
Kanjibhai Sodavadia With Suresh Patel And Others
1006


NOT
GOVT.

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 authentication copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

OR

That details of encumbrances 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 is **31/12/2024**

4. (a) For new projects:

That seventy per cent of the amounts realised 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 realised 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 realised hereinafter by me/ promoter for the real estate project for 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 form 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 or building, as the case may be.

SURESH LALJIBHAI PATEL

KANJIBHAI NANJIBHAI SODAVADIA

MANISHA SURESH PATEL

AMITA KANJIBHAI SODAVADIA

LALJIBHAI RAMBHAU PATEL

BIMAL KANJIBHAI SODAVADIA

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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 Nagpur on this 05TH day of January 2022.

SURESH LALJIBHAI PATEL

KANJIBHAI NANJIBHAI SODAVADIA

MANISHA SURESH PATEL

AMITA KANJIBHAI SODAVADIA

LALJIBHAI RAMBHAU PATEL

BIMAL KANJIBHAI SODAVADIA

NOTARY Suresh S. Mashram Nagpur (M.S.) India Regn. No 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Mashram Nagpur Maharashtra India Regn. No. 15840 My Comm Expires on 07-12-2024 GOVT. OF INDIA

Sworn before me on this 25th dt. day of Jan. 2022 at Nagpur by Shri/Smt./Ku. Above de- R/o. Nagpur who has been identified by Shri/Smt. Advocate, Nagpur.

25-1-2022

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA