

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
ZB 565183
30 NOV 2021
Stamp Head Clerk / Sr. Clerk

NOTARIEL REG
ENTRY NO. 13977
DATE 27/11/2021

FORM "B"
[See rule 3(4)]
AFFIDAVIT CUM DECLARATION

I, Umesh Radheshyam Sharma Authorised Partner of Sharma Realtor, promoter of the proposed project / duly authorized by the Promoters of the proposed project, do hereby solemnly declare, undertake and state as under :

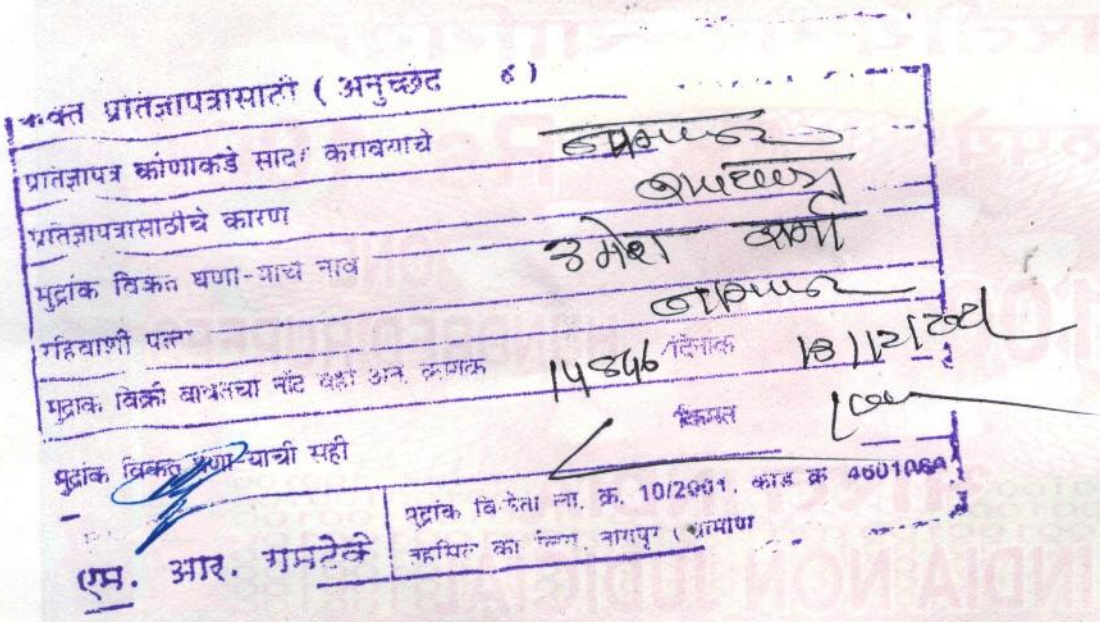
1. That promoter have a legal title Report to the land on which the development of the project is proposed.

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

3. That the project shall be completed by me/promoter in the stipulated time as mentioned in the registration of project;

4. 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.

SEAL OF NOTARY
ARCHANA D. JAIN
Regd. No. 47
My Term Expires On 17 Oct 2022
GOVT. OF NOTARY NAGPUR (M.S.)



5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5, in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it has been certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

8. That I/the promoter shall take all the pending approvals on time from the competent authorities.

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.

UMESH RADHESHYAM SHARMA
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 Nagpur on this 27th day of December 2021.

UMESH RADHESHYAM SHARMA
Deponent.

SEAL OF NOTARY ARCHANA D. JAISWAL Regd. No. 4753 My Term Expires On 17 Oct 2022 NAGPUR (M.S.) GOVT. OF INDIA

NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVERNMENT OF INDIA

Be Sworn Solemnly Affirmed by on above
Who is personally Known to me / identified by —
before me on this 27th day of Dec 2021 at Nagpur.
27/12/2021

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010