



महाराष्ट्र MAHARASHTRA

2021

NAGPUR TREASURY

ZB 442314

07 DEC 2021

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.

ENTRY NO. 6025

DATE 4/3/2022

FORM 'B'
[See rule 3(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 of Mr. Vinod Kumar Garg and Mr. Ashok Devaraoji Girhe as promoter of the proposed project "Gokul Enclave wing-C wing-D" located at Plot No.5 and Plot No.8 Khasra No.25, City survey No.41, Sheet No.31, of District- Nagpur at, Mouza- Zingabai Takli Nagpur-440030 authorized by the promoter of the proposed project.

Mr. Vinod Kumar Garg and Mr. Ashok Devaraoji Girhe promoter of the proposed project / duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:

1. That we/promotor have / has a legal title Report to the land on which the development of the project is proposed

AND



Garg

Ashok

१) मुद्रांक विकत करी गही अनु क्रमांक	९७४५ / दिनांक ९/१२/२०२१
२) नसनाचा प्रकार	NIT
३) दस्त नोंदणी करणार आहेत काय?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता	अशोक देवरावजी गिर
६) हस्त असल्यास त्याचे नाव व पत्ता	गा. १२/
७) घुराच्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	१०
विकास श्री. भांडे सहस्रीत कार्यालय, भागपूर. मो. नं. ३३/९२ कोड नं. ४६०९००२	

(Signature)



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. That the project land is free from all encumbrances.

OR

That 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: 31/12/2027

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 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, 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 Rule 5

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.

Conf

En2 in

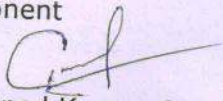
8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / the promoter have / has furnished such 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.

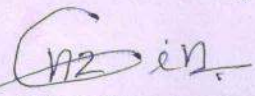
Verification

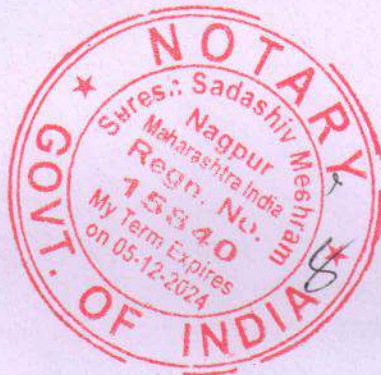
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on this 28th February 2022.

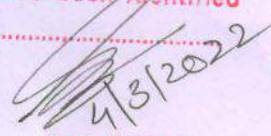
Deponent


Mr. Vinod Kumar Garg


Mr. Ashok Devaraoji Girhe



Sworn before me on this 4th Feb
day of Mar 2022 at Nagpur by
Shri/Smt./Ku. Above deponent
R/o. MasPlo who has been identified
by Shri/Smt. Advocate, Nagpur.


NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M.S.) India

