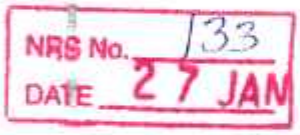




महाराष्ट्र MAHARASHTRA ◑ 2021 ◑



FORM -'B'

[See rule 3(4)]

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. **GAURAV PAWANKUMAR PODDAR** Partner of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27/01/2022;

I, Mr. **GAURAV PAWANKUMAR PODDAR** Partner 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 has a legal title to the land on which the development of the project is proposed

~~OR~~

~~_____ have/has a legal title 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.~~

2. That, the said land is free from all encumbrances.

~~OR~~

~~That, details of encumbrances _____ including 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 07/10/2026

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.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I / promoter 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, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter 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.



Deponent

VERIFICATION

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified at **Nagpur** on this **27th day of January, 2022**

Deponent

N.R.S No. 133
Solemnly affirmed before me by
Shri. Gaurav Purushottam Pandav
who is personally known to me has
been identified by Shri. Salve
Advocate, whom
personally known.
Date 27 JAN 2022

MRS. SHAKUNTALA K. JAIN
Advocate & Notary Public
Dist. NAGPUR
Govt. of India Reg. No. 4570
Pages Three

NOTARY
Shakuntala K. Jain
Dist Nagpur
R No 4670
GOVT. OF INDIA