भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASU
ZB 510639
02 FEB 2022
Stamp Head Clerk / Sr. Cl

NOTARIAL REG.
ENTRY NO. 4367
DATE 24 FEB 2022

FORM -'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of **MR. SYED ABID ALI**, Proprietor of G.P. Builders and Developers i.e. the Promoter of the proposed project.

I, Mr. Syed Abid Ali, Aged about 56 years, R/o. Plot No. 1240 A, Nusrat Villa Rathod Layout Near Sai Apartment Anant Nagar Katolroad 440013, being the Partner of Promoter firm of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, the Land Owner namely Qamar Jahan W/o. Liyakat Ali has a legal title to the land on which the development of the project is proposed to be carried out by my proprietorship firm namely G.P. Builders and Developers.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter firm is by 30/06/2024.

NOTARY ... GOVT. OF INDIA ... No. 5 ... My Term Expires on 02-01-2026

4. That, seventy per cent of the amounts realized by the Promoter firm for the real estate project from the proposed 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, the promoter firm 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, the promoter firm shall take all the pending approvals, if any, on time from the competent authorities.

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

10. That, the promoter firm shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

Nagpur

Date 24 /02/2022

The 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 on this 24th day of February 2022.

The Deponent

I know and identify the Deponent

Advocate

NOTARY
Vikal Omprakash Chachra
Nagpur
Maharashtra India
Regn. No.
16125
My Term Expires
on 02-01-2028
GOVT. OF INDIA

Sworn before me on this 24th
day of Feb 2022 at Nagpur by
Shri/Smt./Ku. as above
R/o Nagpur who has been identified
by Shri/Smt. –
Advocate, Nagpur.

24 FEB 2022

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

NOTARY
Vikal Omprakash Chachra
Nagpur
Maharashtra, India
REGN. NO
16125
GOVT. OF INDIA

