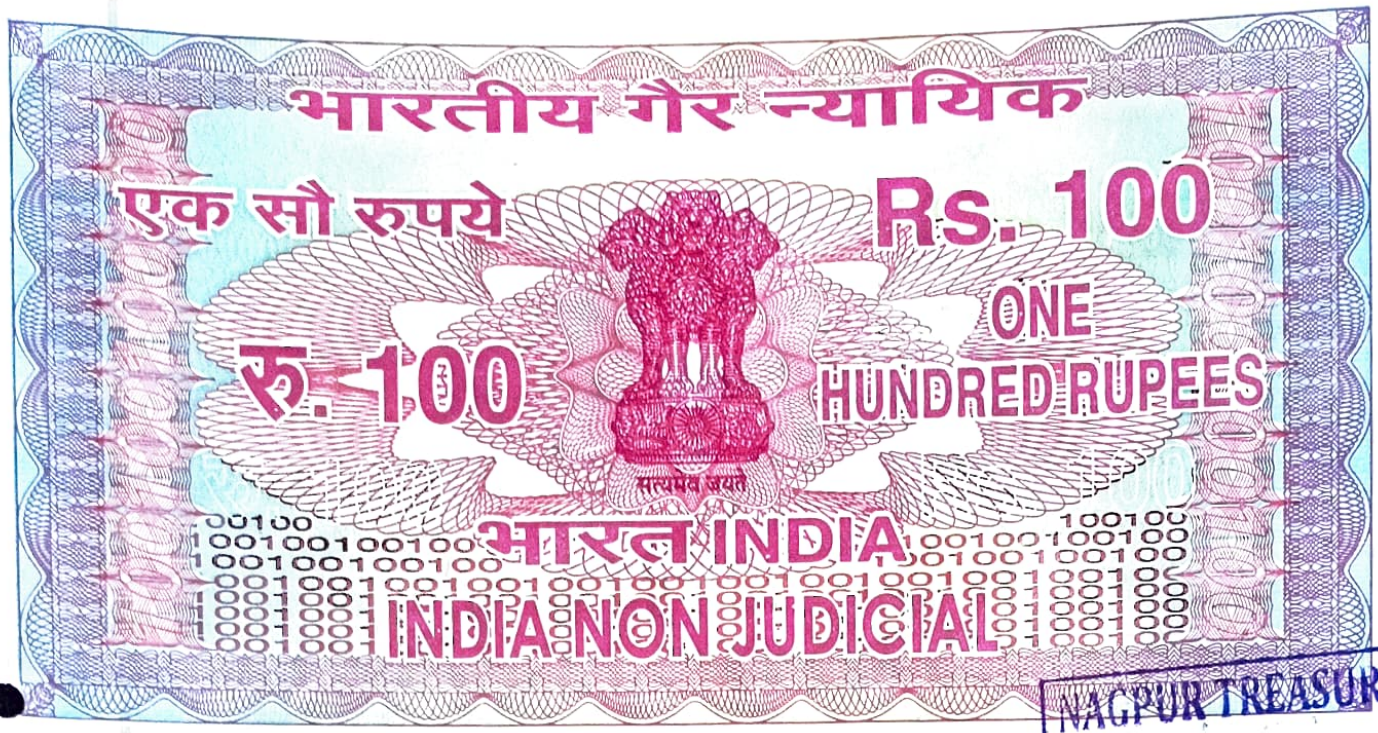


महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
ZB 889462
18 FEB 2022
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
SR. NO. 4297
DATE 16/3/2022

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Space Associates**, through its partner 1) **Shri. Amit Choudhary**, aged 44 years, Occupation Business, 2) **Smt Pranjali Choudhary**, aged 40 years, Occupation - Business having its office at Flat no A2, Liberty Enclave, Malviya Nagar, Pandey Layout, Khamla, Nagpur – 440015 being the promoter of the project **"Park View- 18"** at Plot No. 34 Friends Co Operative Society, RTPS Road, Ranapratap Nagar, Nagpur-440022, do hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title to the land on which the development of the project is going on 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 31/12/2024.

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

Space Associates
Partner Partner
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 _____ on this ____ day of _____.

Date : 07/03/2022

Space Associates
Partner Partner
Deponent

SWORN / SOLEMNLY AFFIRMED
BY ..... Deponent
..... Self
BEFORE ME
DAY ON 16/03/2022 March
AT NAGPUR

KIRAN U. WADYALKAR
NOTARY
TH. DIST. NAGPUR (M.S.) INDIA.

NOTARY
Sau. KIRAN U. WADYALKAR
DIST. NAGPUR (M.S.) INDIA
REGN. NO. 9099
GOVT. OF INDIA

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