



महाराष्ट्र MAHARASHTRA

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FORM 'B'

[See Rule 3(4)]

NAGPUR TREASURY

7P 020006

13 MAY 2022

Stamp Head Clerk / Sr. Clerk



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROPRIETOR OR ANY PERSON AUTHORIZED BY THE PROPRIETOR

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. AQUEEL S/o. ANWAR UL-HAQ SIDDIQUI, Proprietor of M/S. ARMAAN BUILDERS AND DEVELOPERS Proprietor of the proposed project / duly authorized by the Proprietor of the proposed project, vide its/his/their authorization dated 02/12/2019;

I, MR. AQUEEL S/o. ANWAR UL-HAQ SIDDIQUI, Proprietor of the proposed project / duly authorized by the Proprietor of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That I / Proprietor have / has a legal title to the land on which the development of the project is proposed

OR

I 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 Proprietor 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 _____-NA-_____ 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/ Proprietor is 36 months.
4. That seventy per cent of the amounts realized by me/ Proprietor 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / Proprietor 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 / Proprietor shall take all the pending approvals on time, from the competent authorities.
9. That I / Proprietor have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / Proprietor shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Armaan Builders & Developers

Mr. Aqueel Anwar Ul - Haq Siddiqui

Proprietor

(Signature)
(Proprietor)
Deponent

Verification

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

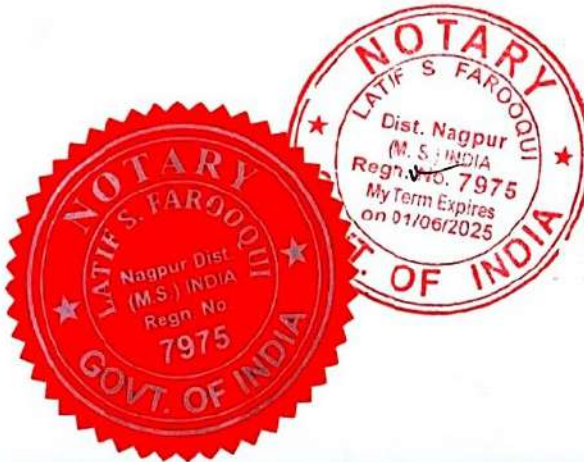
Verified by me at 19th on this May 18th day of 2022.

Armaan Builders & Developers

Armaan Builders & Developers Proprietor

Mr. Aqueel Anwar Ul - Haq Siddiqui

(Proprietor)
Deponent



SWORN / SOLEMNLY
BY Mr. Aqueel Anwar Ul -
Haq - Siddiqui
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE
DAY OF 19 may 22
AT NAGPUR

Latif S. Farooqui
LATIF S. FAROOQUI



NOTARIAL REG.
ENTRY NO. 2300
DATE 19-5-22