भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NOTARIAL FEE
ENTRY No 7552
DATE 5/3/2024

NAGPUR TREASURY
75AA 721139
29 -FEB 2024
Stamp Head Clerk Sr. Clerk

FORM 'B'

[See Rule3(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**M/s Integrated Infracon** through its Partner and Autorised Signatory **Shri Rajesh S/o MulchandBatwani**of theproposed Newproject **"The Empire",**duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 05thMarch 2024;

For Integrated Infracon

Partner

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG No. 6386
GOVT. OF INDIA

Project Details: **"The Empire"**Situated at Plot No. 19 And 20 CST No 65 MouzaHansapuri, Village: Nagpur Taluka and District Nagpur-440017.

We, M/s Integrated Infracon (Promoter) through its Partner and Authorised Signatory**Shri Rajesh MulchandBatwani**of the Projectduly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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 project including the Plot No. 19 And 20 CST No 65 , Mouza Hansapuri, Village: Nagpur Taluka and District Nagpur-440017 is Mortgaged with State bank of India, SME Branch, Nagpur for availing the Credit Facility from the bank in the form of Construction Finance.
3. That, the Promoter undertakes to complete the project on or before **30/06/2026**.
4. **For New projects:-**

   That seventy per cent of the amounts realised by me 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.

GOVT. OF INDIA

For Integrated Infracon

Partner

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, the promoter shall take all the pending approvals on time, from the competent authorities.
8. That, 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTARY PURNA (M.S.) No. 6386 OF INDIA

For Integrated Infracon

Partner

Shri Rajesh S/o Mulchand Batwani

(Partner and Authorized Signatory)

(Promoter)

(Deponent)

Verification

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

Verified by me at on this day of **05th March 2024**.

For Integrated Infracon

Partner

Shri Rajesh S/o Mulchand Batwani

(Partner and Authorized Signatory)

(Promoter)

(Deponent)

NOTARY CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG No. 6386 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 5th DAY OF March 2024 AT NAGPUR BY SHRI / SMT./ Ku Above Deponent R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. ..... ADVOCATE, NAGPUR.

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

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