भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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ZM 408627

NOTARY Govt. of India Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 Term Expires on 05-12-2024

NOTARIAL REG. ENTRY NO. 5607 DATE 28/02/2022

NAGPUR TREASURY 25 FEB 2022 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**Mr.Jayprakash S/o Baliram Sahajramani, Aged about – 58 years,(Proprietor) of M/s Shiv Om Realtors(Promoter)** of theproposed Newproject **"The Sky"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद - ४)	
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	
प्रतिज्ञापत्रासाठीचे कारण	
मुद्रांक विक्रेता यांच्याचे नाव रहिवाशी पत्ता	जाधव कोर्ट समोर नागपूर
मुद्रांक विक्री बाबतची नोंद वही अनु.	९८६५ दिनांक 25 FEB 2022
मुद्रांक विक्रेता यांची सही	किंमत 100/-
Saraf Jain सरिता जैन	मुद्रांक विक्रेता, ला. क्र. १/८८, कोड क्र. ४६०२०१५ गोलछा मार्ग, सदर बजार, नागपूर-१

GOVT. OF

I, Jayprakash Baliram Sahajramani(Proprietor/Promoter), duly authorized 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before 31/12/2025.

4. **(a)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.
   (b) For ongoing project on the date of commencement of the Act.
   That seventy per cent of the amounts to be realised hereinafter bypromoter for the real estate project from the allottees, from time totime, 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 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.

Jayprakash Baliram Sahajramani

(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 **28/02/2022**.

Jayprakash Baliram Sahajramani

(Deponent)

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra My Term Expires on 05-12-2024 GOVT. OF INDIA

28th feb 2022 at Nagpur

Shri/Smt./Ku. Above deponent

R/o. Nagpur who has been identified by Shri/Smt. .....

Advocate, Nagpur.

28.2.2022

NOTARY Suresh S. Meshram Govt. of India Nagpur (M.S.) India

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