

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

R TREASURY
ZN 841286
02 JUN 2022
Head Clerk / Sr. Clerk

NOTARIEL REG.
ENTRY NO. 8417
DATE 11/06/2022

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

Affidavit cum Declaration

Affidavit cum Declaration of Dr. Pankaj Harkut being proprietor and Developer do hereby solemnly declare, undertake and state as under:

1. That Dr. Pankaj ~~Harkut~~ have a legal title to the land on which the development of the proposed project is to be carried out.

2. That the said land is encumbered and is mortgaged to HDFC Bank.

3. That the time period within which the project shall be completed by 31st March 2025.

4. That the Developer ensures that seventy per cent of the amounts realised by 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 That the Developer ensures the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

SEAL OF NOTARY ARCHANA D. JAISWAL Regd. No. 4753 My Term Expires On 17 Oct 2022 NAGPUR (M.S.) GOVT. OF INDIA

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6. That the Developer ensures the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Developer 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 the Developer shall take all the pending approvals on time, from the competent authorities.

9. That the Developer have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Developer 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.

NOTARY ★ ARCHANA D. JAISWAL ★ Regn. No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

SEAL OF NOTARY ★ D. JAISWAL ★ (M.S.) ★ NAGPUR ★ ARCHANA ★ Regd. No. 4753 My Term Expires On 17 Oct 2022 ★ GOVT. OF INDIA

Deponent
For M/s Ananya Infra

Dr Pankaj Harkut
(Proprietor)

Verification

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

Verified by me at 2022 on this 11th day of June.

Be Sworn Solemnly Affirmed by Dr Pankaj Harkut above

Who is personally Known to me / identified by —

before me on this 11th day of June 2022 at Nagpur

11/06/2022

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010.

Deponent
For M/s Ananya Infra

Dr Pankaj Harkut
(Proprietor)

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ NAGPUR (M.S.) ★ GOVT. OF INDIA

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