

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐ ZM 923561

NOTARIAL REG. ENTRY NO. 15301 DATE 20/7/2022 22 APR 2022

Head Clerk / Sr. Clerk

FORM 'B'
[See rule 3(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 Pravin Ratanlal Jain of the proposed project/ Mauli Nagar-14 (Sector-E) duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, Pravin Ratanlal Jain of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

I Have/has a legal title Report 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 promoter for development of the real estate project is enclosed herewith.

SEAL OF NOTARY
Brajesh N. Prasad
NAGPUR
DISTT.(M.S.)
Reg. No 7266
GOVT. OF INDIA

१) [illegible] प्रकार/अनुच्छेद क्रमांक ५५१

२) दस्त नोंदणी करणार आहेत काय ? होय नाही

३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क

४) मुद्रांक विकत घेणाऱ्याचे नाव K S Shreeya Home & Infrastructure Pvt. Ltd.

५) दुसऱ्या पक्षकारांचे नाव

६) हस्ते असल्यास त्याचे [illegible] पत्ता विकी हिंमत Partner

७) मुद्रांक विक्री नोंद वही व अनुक्रमांक 2852 दिनांक 27/04/2022

८) मुद्रांक विकत घेणाऱ्यांची सही

श्री. एस. एम. निलावार

मुद्रांक विक्रेता [illegible] २००९ करिता परवाना क्र. [illegible]
[illegible] नागपूर

2. That the project land is free from all encumbrances.

   OR

   That the details of encumbrances NIL including dues and litigation, 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 from the date of registration of project; Proposed Completion Date (31 / 12 / 2023)

4. (a) For new projects :
   That seventy per cent of the amounts realized 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.

   (b) For ongoing project on the date of commencement of the Act.

   (i) That seventy per cent of the amounts to be realized hereinafter 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.

   OR

   (ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

6. That I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

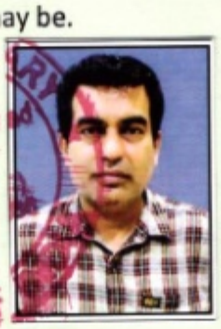
8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Brajesh N. Prasad NAGPUR DISTT.(M.S.) Reg. No GOVT. OF INDIA

SEAL OF NOTARY Brajesh N Prasad NAGPUR DISTT.(M.S.) Reg. No GOVT. OF



Shreeya Home & Infrastructure Pvt. Ltd.

Pravin Ratanlal Jain
Deponent

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 Nagpur on this_____day of July 2022 .



K.S. Shreeya Home & Infrastructure Pvt. Ltd.

Pravin Ratanlal Jain
Deponent

SEAL OF NOTARY
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NAGPUR
DISTT.(M.S.)
Reg. No. 7286
GOVT. OF INDIA

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BEFORE ME THIS THE 20
DAY OF July 2022
AT NAGPUR

CANCELLED NOTARIAL CANCELLED NOTARIAL NOTARIAL NOTARIAL NOTARIAL