भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARY ... GOVT. OF INDIA

NOTARIAL REG.
ENTRY No. 1960
DATE 21 OCT 2022

NAGPUR TREASURY
11AA 549851
11 NOV 2022
Stamp Head Clerk / Sr. Clerk

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr Kapil Nandkishor Nathani promoter of M/s prestige Builders duly authorized by the promoter of the Proposed "STELLA" duly, vide its/his/their authorization dated 20/10/2022;

I/ We, Mr Kapil Nandkishor Nathani, duly authorized by the promoter of M/s prestige Builders of the proposed "STELLA" project do hereby solemnly declare, undertake and state as under:

That We Promoters 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 promoter for development of the real estate project is enclosed herewith.

2. Details of Encumbrances on Land are as under:

The said property is mortgage with LIC Housing finance Ltd for the amount of Rs 3,75,00,000/-

3. That the time period within which the project shall be completed by me/promoter is 31th October 2025.

4. That seventy per cent of the amounts realised 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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

10. That I / promoters 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.

Mr Kapil Nathani
[Deponant]

NOTARY NARESH R. BAWANKAR NAGPUR (M.S.) INDIA REGD. No. 7051 GOVT. OF INDIA

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 Nagpur on this 20th day of October 2022.

Mr Kapil Nathani
[Deponant]

Sworn before me on this 21 the day of Oct 2022 at Nagpur by Shri/Smt./Kum. KAPIL N. Nathani R/o.Nagpur who has been identified by shri/smt. ..... Advocate Nagpur

NOTARY
Maharashtra State
Nagpur (INDIA)

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