भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 15AA 598756

02 AUG 2022

NOTARIAL REG.
ENTRY NO. 12145
DATE 16/08/2022

KIRAN U. WADYALKAR Dist. Nagpur M.S. INDIA Regn. No. 9099 My Term Expires on 20-10-2025 NOTARY GOVT. OF INDIA

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. GOVINDRAJ HOUSING**, through its Partners 1) **Shri. Neeraj Rahate**, aged 48 years, Occupation Business 2) **Shri Rakesh Singh** aged about 46 Years & 3) **Shri Naresh Shivankar** aged about 57 years, having its office at 201, Akshay Apartment, Hindustan Colony, Wardha Road, Nagpur 440015 being the promoter of the project "**SAI GALAXY**" at City Survey No – 73, Sheet No 45, Survey K. No 42/4, Plot No. 6-7, Natraj Co Operative Housing Society Ltd, Mouza – Gorewada, Nagpur-440013, do hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title to the land on which the development of the project is going on 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 land is free from all encumbrances.

   OR

   That details of encumbrances _____ including 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 is 15/08/2024.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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

10. That I / promoter 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 KIRAN U. WADYALKAR Dist. Nagpur (M.S.) INDIA Regn. No. 9099 My Term Expires on 20-10-2026 GOVT. OF INDIA

GOVINDRAJ HOUSING
PARTNER PARTNER
Deponent

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 _____ on this ____ day of _____.

GOVINDRAJ HOUSING
PARTNER PARTNER
Deponent

...N / SOLEMNLY AFFIRMED
Deponent
...D IS PERSONALLY KNOWN
...IDENTIFIED BY...Self...
...ORE ME THIS THE ...16 JULY
...2022...
...AT, NAGPUR.
KIRAN U. WADYALKAR
NOTARY
...DIST. NAGPUR (M.S.) INDIA

NOTARY Sau. KIRAN U. WADYALKAR DIST. NAGPUR (M.S.) INDIA REGN. NO. 9099 GOVT. OF INDIA

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