भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2021 ©

NAGPUR TREASURY
ZN 100036
27 MAY 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL Reg.
ENTRY NO. 13572
Date 27/6/22

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 **M/s. Creation Builders & Developers** through its proprietor Mr.Pankaj Dhawan promotor of the proposed project "**Creative Homes Sunshine**" located at plot no.29 Mouza- Gorewada Nagpur authorized by the promotor of the proposed project.

Mr.Pankaj Dhawan Promotor of the proposed project / duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:

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

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.

NOTARY NAUSHAD HAIDAR Nagpur (M.S.) India Regd No. 4594 My Term Expires on 12/09/2022 GOVT OF INDIA



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

OR

That 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: 31/12/2027

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 Rule 5

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.


NOTARY
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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.

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 24th June 2022.

Deponent

Mr. Pankaj Dhawan
Proprietor
M/s. Creation Builders & Developers

SWORN/SOLEMNLY AFFIRMED
BY Pankaj Dhawan
WHO IS PERSONALLY/KNOWN
TO ME /IDENTIFIED BY
BEFORE ME THIS THE 27
DAY OF June-22 AT NAGPUR.

HAIDARI NAUSHAD S. ALI
NOTARY
NAGPUR DIST. (M.S.)INDIA

NOTARY HAIDARI NAUSHAD S. ALI Nagpur Dist. (M.S.) India Regd No. 4594 My Term Expires on 12/09/2022 GOVT OF INDIA

SEAL OF NOTARY HAIDARI NAUSHAD S. ALI NAGPUR DISTT. (M.S.) INDIA REGD. No. 4594 GOVT. OF INDIA

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