भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL Reg
ENTRY NO. 56270
DATE 14/10/2022

NAGPUR I.N.A.
16AA 292448
07 OCT 2022
Stamp Head Clerk/Supt.

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 **Mr. Sanket S/o Shankarrao Thakre** who is authorised partner of M/s Aarambh Builders & developers" of proposed project **"AARAMBH CITY 2".**

I Mr. Sanket S/o Shankarrao Thakre authorised Partner of M/s Aarambh Builders & Developers who is promoter of the project do herby solemnly declare, undertake and state as under:

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

OR

..**N.A.**. have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

NOTARY SAARANG M. DEO DIST. NAGPUR GOVT. OF INDIA Regn. No. 5419 My Term Expires On 28-2-2023

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 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 nay party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is **60** months; i.e. Before 13/10/2027

4. (a) For New Projects :
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allot tees, 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 land cost and shall be used only for that purpose.
(b) For ongoing project on the date commencement of the Act.
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 realised hereinafter by me/promoter for the real estate project from the allot tees, 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 received 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 utilised 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 the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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 Nagpur on this 14th day of October, 2022

Deponent

SWORN TO/AFFIRMED BY Sanket Sharadrao Thakre
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 14th DAY OF Oct 2022 AT NAGPUR
SAARANG M. DEO
NOTARY
NAGPUR DIST. M.S. IND.
14/10/22

NOTARY SAARANG M. DEO DIST. NAGPUR M.S. INDIA Regn. No. 5419 My Term Expires On 28-2-2023 GOVT. OF INDIA

NOTARY SAARANG M. DEO DIST. NAGPUR M.S. INDIA REGN. NO. 5419 GOVT. OF INDIA

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