

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
XS 334196
23 FEB 2021
Head Clerk / Sr. Cl

NOTARIEL REG
ENTRY NO. 7616
DATE 25/2/2021

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

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

Affidavit cum Declaration

Affidavit-cum-Declaration **of Mr. Mahendra Rishabhchand Jain** Promoter of the proposed project :

I, **Mr Mahendra Rishabhchand Jain** Promoter 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, Mr Mahendra Rishabhchand Jain** Promoter have a legal title to the land on which the development of the project isproposed

OR

Have a legal title to the land on which the development of the proposed projectis to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement betweensuch 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 -NIL- 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 from the date of the registration of project; **48 months.** (31.03.2026)

4. 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 ascheduled 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 rulesand regulations made under the Act.

9. 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.

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified by me at **NAGPUR** on this 19th **day of APRIL, 2022.**

Be Sworn Solemnly Affirmed by on absence

Who is personally known to me / identified by

before me on this 28th day of May 2022 at Nagpur

Deponent

28/5/2022

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010.