



महाराष्ट्र MAHARASHTRA

● 2022 ●

NOTARIAL REG.
ENTRY NO. 28414
DATE 19/11/2022

NAGPUR TREASURY
16AA 234825
4 OCT 2022
Stamp Head Clerk/Sr. Clerk



FORM - 'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER**

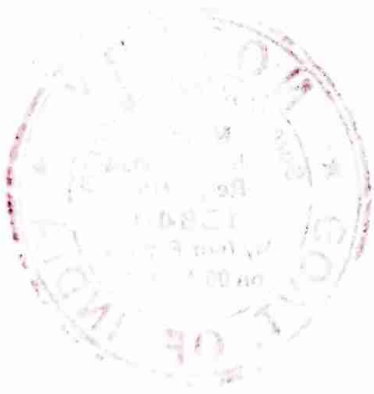
Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Abbas Sadruddin Dhamani, Proprietor of the firm for proposed project.

I, Mr. Abbas Sadruddin Dhamani, Aged about 71 years, R/o. Ramnath City, Y-18, Koradi Road, Nagpur, Maharashtra-441111, being Proprietor of the proprietorship firm M/S Rana Inc, intending to develop the proposed project 'RANA PALLADIUM' do hereby solemnly declare, undertake and state as under:

RANA INC.
Abbas Dhamani
Proprietor

मुद्रांक पिढी नं. वही अ. क्र. T885 / दिनांक 28/09/2022	
२) दस्तावेज प्रकार	शपथपत्र
३) वस्तु वर्गीकरण क्रमांक	हाथ/पाठी
४) मिल्करीत कोडावाट	
५) मुद्रांक विक्रेता/वैयक्तिक नाव	Rana Inc
६) हस्ते असल्यास त्याचे नाव	वही
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	900
 विलास डी. खेडुलकर	मुद्रांक विक्रेता, ला.क्र. ५/९२ अ. अ. ४१०३०४९ जिल्हाधिकारी परिसर त. कोटाबाग वाणपुर (शहर)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे	





1. That, the Proprietor has a legal title to the land on which the development of the project is proposed to be carried out.
2. That, the said land bearing plot no. 651, City Survey No. 2306 of Mouza — Indora, Tahsil and District Nagpur is free from all encumbrances.
3. That the time period within which the project shall be completed by the Proprietor firm is by 31/12/2024.
4. That, seventy per cent of the amounts realized by the Promoter firm for the real estate project from the proposed 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, the promoter firm 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, the promoter firm shall take all the pending approvals, if any, on time from the competent authorities.
9. That, the promoter firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the promoter firm shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

Nagpur

Date 17/11/2022

RANA INC.
[Signature]
The Deponent
Proprietor

Verification

I, the deponent above, do hereby 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 on this 17th day of November 2022.

The Deponent

I know and identify the Deponent

[Signature]
Advocate
J.O. HARIAMANI

RANA INC.
[Signature]
Proprietor



Sworn before me on this 19th day of Nov 2022 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

19/11/2022
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

