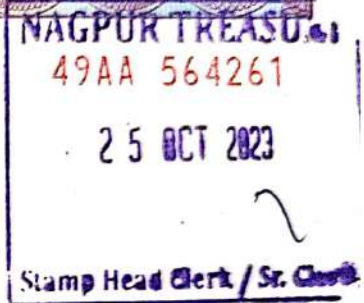




महाराष्ट्र MAHARASHTRA

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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 72 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:



1. That, the Proprietor has a legal title to the land on which the development of the project is proposed to be carried out. Accordingly, the promoter has submitted declaration supported by Affidavit filed while registration of said project. Accordingly, the proposed project in the name of 'Rana Palladium' has been registered with Maharashtra Real Estate Regulatory Authority having MahaRERA Certificate No. **P50500048741**. After registration of the said project the promoter has mortgaged the said project with State Bank of India and has obtained project loan. Upon sale of each Apartment / Shop / unit to prospective buyer, the said particular Apartment / Shop / unit shall be released from the charge of the bank.
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, except the charge of State Bank of India created by the promoter.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project, and shall be proportionately paid in loan account.
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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 03/11/2023

RANA INC.
[Signature]
Proprietor

The Deponent



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 03rd day of November 2023.

RANA INC.

Akash Rana
Proprietor

The Deponent

I know and identify the Deponent

Advocate



Sworn before me on this 2nd day of NOV, 2023 at Nagpur by
Shri/Smt./Ku. Above deponent
R/o. Nagpur who has been identified
by Shri/Smt. Advocate Nagpu

[Signature]
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

