भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

NOTARIAL REG.
ENTRY No. 27618
DATE: 21/12/2022

◑ 2022 ◑

11AA 268837

02 AUG 2022

Stamp Head Clerk / Sr. Clerk

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

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. Ishan G. Hatwar** Promoter of the proposed project Survey no. 44 (Part), Mouza- Khasarmari, Tah-Nagpur (GRAMIN), Dist-Nagpur duly authorized by the promoter of the proposed project.

I, Ishan G. Hatwar, 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, Mr. Ishan G. Hatwar has a legal title 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.

2. That, the said land is free from all encumbrances.

GOVT OF INDIA
Brajesh N. Prasad
NAGPUR
DISTT. (M.S.)
Reg. No. 7266
SEAL OF NOTARY

3. That the time period within which the project shall be completed by me/Promoter is **31-12-2025.**

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

10. 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.

THE SQUAREFEET COMPANY

Partner

Deponent

SEAL OF NOTARY Brajesh N. Prasad NAGPUR DISTT.(M.S.) Reg. No. 7263

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 on this 25TH day of November 2022.

THE SQUAREFEET COMPANY

Partner

Deponent

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED

SOLEMNLY AFFIRMED

Above deponent

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY

BEFORE ME THIS THE 21 DAY OF Dec-2022 AT NAGPUR