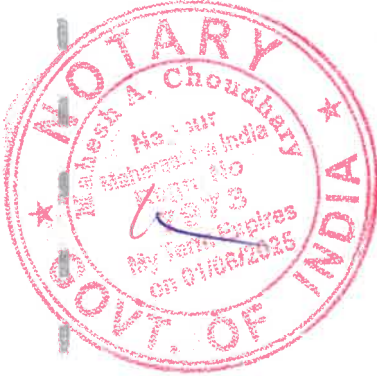




महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
11AA 548488
13 JAN 2022
Stamp Head Clerk / Sr. Clerk



Affidavit as per Format Form - B

I, Mr Dattatray Laxmanrao Chivane,, the DEPONENT aged about 82 years, having Aadhar No. 741636753123 occupation retired ,resident of Flat No. G5, Plot no. 26, Jivan Vihar Samadhan Cooperative Society, South Ambhazari Road, Shraddhanandpeth, Nagpur am the Secretary of Jivan Vihar Samadhan Cooperative Housing Society bearing registration No. NGP/CTY-1/H.S.G / T.C./ 655 / 2020-21 Owners of the proposed project “PRIME RESIDENCES – JIVAN VIHAR”, do hereby solemnly declare, undertake and state as under:

1. That, Jivan Vihar Samadhan Cooperative Housing Society Ltd. are the owners of Plot No. 26, Dongre Layout, CTS No. 2270, Sheet No. 86, South Ambazari Road, Shraddhanandpeth, Nagpur - 440022 of have/has a legal title to the land on which the development of the proposed project is to be carried out. That the Society has entered into an Agreement of Development dated 09-12-

1) मुद्रांक विक्री नोंद वही अनु. क्रमांक 24643 दिनांक 9/11/2023

2) दस्तावेज प्रकार E/M

3) दस्तावेज नोंदणी कर मार शिर्हेत काय होय/नाही

4) मिकल मधील वादग्रस्त बाबी

5) मुद्रांक विक्री कर मार शिर्हेत काय होय/नाही

6) दस्तावेज नोंदणी कर मार शिर्हेत काय होय/नाही

7) मुद्रांक विक्री कर मार शिर्हेत काय होय/नाही

टी. एन. श्रीराम [निवृत्तीपत्र के अधिनियम - 1947 के अन्तर्गत] (अवर)

ज्या कारणवादी उपायों मुद्रांक खरीदी केना त्यांनी त्याच कारणवादी मुद्रांक खरीदी केल्यापासून व अधिकृत वापरणे बंदनकारण आहे

2021, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur- 4 in Book No. 1 at Sr. No. 9916 on even date, the Society has entrusted the entire work of Development of the aforesaid Property to the Developer/ Promoter - **Prime Residences** That the Society has executed Irrevocable General Power of Attorney in favour of the Developer/ Promoter/ - **Prime Residences** hereto on 09-12-2021 and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur – 4 in Book No. 4 at Sr. No. 9917 on even date, AND an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith and the society along with Developer/Promoter have a legal title to the land on which the development of the proposed project is to be carried out.

2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter/Developer is 31/12/2024.
4. That, seventy per cent of the amounts realized by Promoter/Developer 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 by Developer/Promoter 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, Promoter/Developer 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, Developer/Promoter shall take all the pending approvals on time from the competent authorities.
9. That, we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we 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

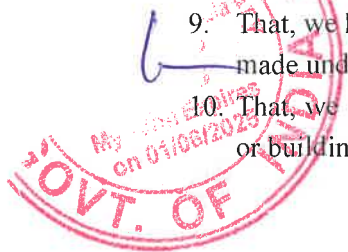
Verification

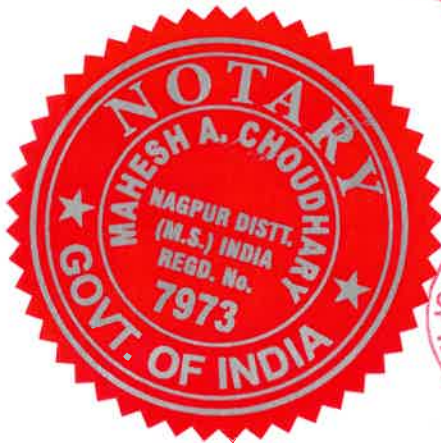
I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 28 day of Jan. 2023



Deponent





Sworn before me on this 28
day of Jan, 2023 at Nagpur by
Shri / Smt. / Ku. Dattatray Laxmanrao
R/o. Nagpur who has been identified Chivane
by Shri / Smt. Self
Advocate Nagpur

NOTARY
Govt. of India
(M.S.) INDIA