



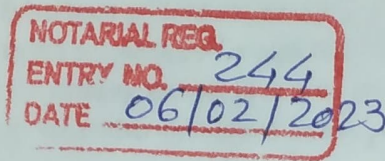
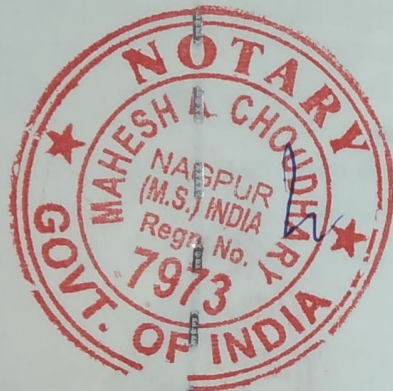
महाराष्ट्र MAHARASHTRA

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34AA 091256

03 FEB 2023

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

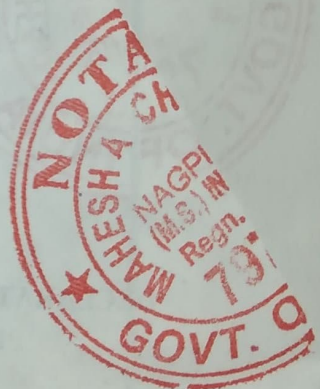
Affidavit cum Declaration

Affidavit-cum-Declaration of

DEPONENT : Mr. Srikant Sampath sole Proprietor of Prime Residences,
Promoter of the proposed project "PRIME RESIDENCES – JIVAN VIHAR".

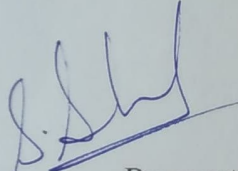
I, Srikant Sampath, the DEPONENT aged 59 years, sole proprietor of Prime Residences having office at 22, Income Tax Colony, Main Road, Pratap Nagar, Nagpur -440022 am the Promoter of the proposed project "PRIME RESIDENCES – JIVAN VIHAR", do hereby solemnly declare, undertake and state as under:

१) वस्तुचा प्रकार / अनुक्रम क्रमांक
 २) वस्तु विषयी प्रश्नांचा जाहीत काय?
 होय / नाही
 ३) वस्तु मी होणार तरावयाचा मुख्य निबंधक कार्यालयाचे नाव
 मुख्य निबंधक क्र.
 ४) निव्वळसोपे वर्णन...
 ५) मोबना रक्कम
 ६) मालक विषय घेणाऱ्याचे नाव
 ७) वस्तुचा प्रकाराचे नाव
 ८) पसले असल्यास त्याचे नाव व पत्ता
 ९) मुद्रांक शुल्क रक्कम
 १०) वस्तु विषयी सौच वही अनु. क्रमांक
 ११) मालक घेणाऱ्याची सही
 किताब ६/२/०३
 मुद्रांक विक्रेता, ला.क्र. ६/८६, कोड क्र. ४६०१०२५
 जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)



1. 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 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.
3. That the time period within which the project shall be completed by 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 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 shall take all the pending approvals on time from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.

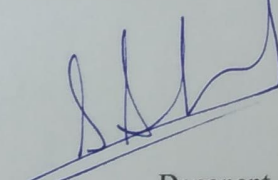



Deponent

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 6th day of Feb 2023 at Nagpur


Deponent



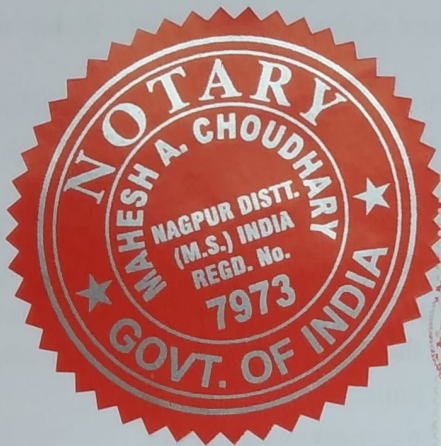
BEFORE ME



Sworn before me on this 06
day of Feb, 20023 at Nagpur by
Shri / Smt. / Ku. Shrikant Sampat
R/o. Nagpur who has been identified Sole
by Shri / Smt. Self
Advocate Nagpur

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

06/02/2023



Mahesh A. Choudhary
Advocate & Notary
Plot No. 94, Saket Nagar,
Post Parvati Nagar, Nagpur-440 027

