भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG.
ENTRY No. 3391
DATE: 23/1/2023

NAGPUR TREASURY
16AA 181856
16 OCT 2022
Stamp Head Clerk/Sr. Clerk

S.R. MATTA
NOTARY
NAGPUR DIST. (M.S.) IND.
Reg. No. 6776
GOVT. OF INDIA

**FORM 'B'**

[See Rule 3(6)]

**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 **M/s SSR DEVELOPERS** who is **Promoter of proposed project "UNIQUE PARK-4 "** acting through its authorised director Mr. Shailendra P. Daulatkar resident of Nagpur do herby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

..**N.A.**. have/has a legal title Report 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 project land is free from all encumbrances.

OR

That details of encumbrances..NIL ..... Including dues and litigation, details of any rights, title, interest or name of nay party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is **60** months i.e. **10-01-2028**;

4. (a) For New Projects :
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allot tees, 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 land cost and shall be used only for that purpose.
(b) For ongoing project on the date commencement of the Act.
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allot tees, 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, since the estimated received of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

SSR DEVELOPERS

PARTNER

Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on this 11th day of January, 2023

SSR DEVELOPERS

PARTNER

Deponent

S.R. MATTA
NOTARY
NAGPUR DIST. (M.S.) INDIA
Reg. No. 6776
GOVT. OF INDIA

SWORN BEFORE ME ON THIS 23 TH
DAY OF Jan 2023 AT NAGPUR BY
SHRI / SMT/KU. Shailendra Dattatkar
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHR / SMT.....
ADVOCATE, NAGPUR.

Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-B, Clarke Town, Nagpur-14

NOTARY
MRS. S. R. MATTA
NAGPUR DISTT. (M.S.) INDIA
REGD. No. 6776
GOVT. OF INDIA

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MATTA
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