



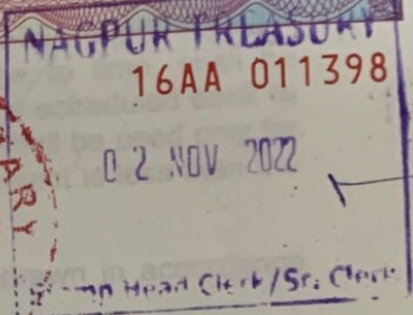
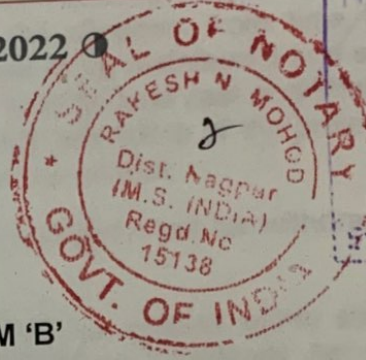
महाराष्ट्र MAHARASHTRA

2022

NOTARIAL REG

ENTRY NO. 13472

DATE 5/11/2022



FORM 'B'

[See rule3(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 by AJAY DONODE (Director Daa Builttech Pvt. Ltd.) of the proposed project "NIRMALA APARTMENT"

I AJAY DONODE, 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, the Promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

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 Encumbrance _____ including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details.

१) दस्तावेज प्रकार अनुच्छेद क्रमांक	
२) दस्तावेज जारी करणारा अधिकारी	
३) नोंदणी क्रमांक असाधारण	
४) मिल्कतीये तारीख	
५) मोबदल रक्कम	
६) मुद्रांक रिकॉर्ड नंबर	
७) दस्तावेज पुरातनता	
८) हस्त अक्षरपत्र नंबर	
९) मुद्रांक मुद्रांक रक्कम	
१०) मुद्रांक रिकॉर्ड नंबर	
११) मुद्रांक रिकॉर्ड नंबर	

दा वीलरके २१ वी.

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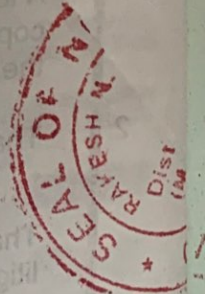
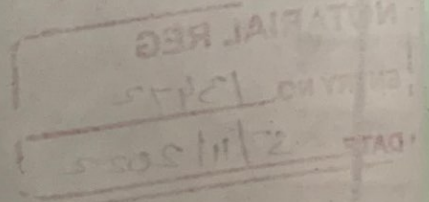
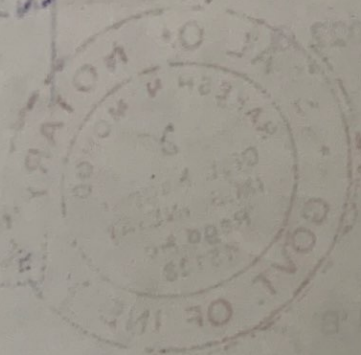
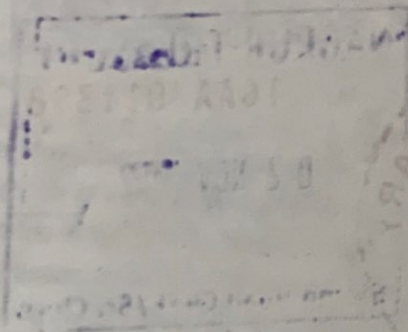
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४ NOV 2022

पि. पी. डी.

मि. वि. वि. १/८५, को. ३. ४५०१००४

मि. वि. वि. १/८५, को. ३. ४५०१००४



3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; to 30.06.2025

4. a) For New project

That seventy per cent of the amounts realised 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.

b) for ongoing project on the date of 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 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.

OR

(ii) that entire of the amounts to be released hereinafter 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. Since the estimate receivable of the project is less than the estimated cost of completion of the project.

5. That the amount 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.

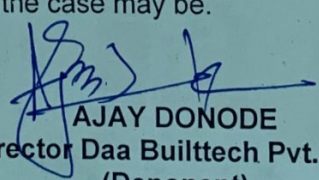
7. That, I/the promoter shall take all the pending approvals on time, from the competent authorities.

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

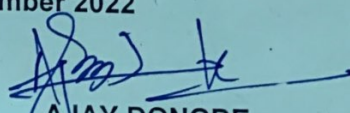



AJAY DONODE
(Director Daa Builttech Pvt. Ltd.)
(Deponent)

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 5th day of November 2022


AJAY DONODE
(Director Daa Builttech Pvt. Ltd.)
(Deponent)