

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

34AA 998009

18 APR 2023

NOTARIAL REG.
ENTRY NO. 6839
DATE 09/05/2023

NOTARY
KIRAN U. WADYALKAR
Dist.Nagpur
(M. S.) INDIA
Regn. No.
9099
My Term Expires
on 20-10-2026
GOVT. OF INDIA

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 of Vinod Agrawal director of Nirmal Iron Trading Company Pvt. Ltd.(Member) of Lush Properties duly authorized by the Co-Promoter, of the proposed project named Anandam Ten, vide their authorization date, 8th May, 2023:

I, Vinod Agrawal director of Nirmal Iron Trading Company Pvt. Ltd. (Member) of Lush Properties duly authorized by the Co-Promoter, of the proposed project named Anandam Ten do hereby solemnly declare, undertake and state us under:

1. That Promoter has a legal title to the land on which the development of the project is proposed.

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 31st March, 2028.

4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 Promoter shall take all the pending approvals on time, form the competent authorities.

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

10. That 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.

Deponent

Verification

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

Verified by me at Nagpur on this08th day of May, 2023.

Deponent

NOTARY KIRAN U. WADYALKAR Dist.Nagpur (M.S.) INDIA Regd. No. 9099 My Term Expires on 20-10-2026 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Deponent
WHO IS PERSONALLY KNOWN TO ME IDENTIFIED BY SELF
BEFORE ME THIS THE 8th DAY OF 08/05/2023 AT. NAGPUR.

KIRAN U. WADYALKAR
NOTARY
DIST NAGPUR (M.S.) INDIA

NOTARY SMT. KIRAN U. WADYALKAR DIST. NAGPUR (M.S.) INDIA REGD. NO. 9099 GOVT. OF INDIA

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