

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 35AA 103861

17 FEB 2023

NOTARIAL REG.
ENTRY NO. 2771
DATE 20/2/2023

NOTARY KIRAN U. WADYALKAR Dist Nagpur (M.S.) INDIA Regn. No. 9099 My Term Expires on 30.10.2026 GOVT. OF INDIA

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Techops Infrastructure Pvt. Ltd, Nagpur. promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated _____ ;

We, 1) Shri Anil S/o Madhukar Kale, 2) Shri Jeevan S/o Gulabrao Ghime, 3) Shri Vilas S/o Mahadeorao Harde, 4) Shri Rajendra S/o Vishweshwarrao Nakade, 5) Shri Ishan S/o Ravindra Barai, 6) Shri Narendra S/o Tejramji Dakhale Directors : Techops Infrastructure Pvt. Ltd, Nagpur, 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 I / promoter have / has a legal title Report to the land on which the development of the project is proposed.

OR

१) जमीनचा प्रकार/अनुज्ञप्ती प्रकार प्र पत्र

२) दस्त नोंदणी करणार आहेत काय ? होय नाही

३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव/क्रमांक निबंधक क

४) मुद्रांक विक्रेत्याचे नाव फॉर्म इ. व. प्रा. लि

५) दुसऱ्या [illegible]

६) हस्ते अ[illegible] आलिशान

७) मुद्रांक [illegible] अनुज्ञप्ती 37005 दिनांक 20/2/23

८) मुद्रांक विक्रेत्या धंदाचार्याची सही

श्री. [illegible] तिलादार

मुद्रांक विक्रेता [illegible]

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

3. That the time period within which the project shall be completed 14/02/2026 by me/promoter from the date of registration of project ;

4. (a) For new projects :

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 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, since the estimated receivable 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 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.

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 ____20_th day of February, 2023.

Deponent

Deponent
Self
20/02/2023