भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
34AA 709410
18 APR 2023

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

NOTARIAL REG
ENTRY No 19286
DATE 24/4/2023

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Ms. JAIN REALTIES**, through its partner Mr. Ankit Jain, Promoter of the Proposed project.

I, **Ankit Jain**, the partner of JAIN REALTIES, Promoter of the proposed project, duly authorized by the Promoter of the Proposed project named and styled as HAPPY NEST having Land admeasuring 2468.76 SQ. MTRS. being portion of the entire land bearing CTS No. 407/1, Sheet No. 235, Mouza – Nagpur, situated at Ganeshpeth, at Tahsil – Nagpur and District - NAGPUR, do hereby solemnly declare, undertake and state as under:

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

2. That the project land is free from all encumbrances.

वकत प्रतिज्ञापत्रासाठी (अनुच्छेद ४)

नोटरी यांचे नोटरीचे अनु क्रमांक/दिनांक 2045 29/7/23

मुद्रांक विकत घेणाऱ्याचे नाव
पत्ता व राही

परवानाधारक मुद्रांक विक्रेत्याचा सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

यु.एस. लोखंडे
ला न 5/96, कोड न 4601018
महाल, नागपूर.

न्यायालय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक खरेदी आवश्यक नाही. (शासन आदेश दि.०१/०७/२००५ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी [illegible]
पक्षकार वापरणे बंधनकारक आहे

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 31/12/2026.

4. That seventy per cent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That 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 the promoter 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.

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 **24th** day of April, **2023.**

DEPONENT

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 24th
DAY OF April 2023 AT NAGPUR BY
SHRI / SMT./ Ku. Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

NOTARY MRS. CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

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