



महाराष्ट्र MAHARASHTRA

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BU 319797

23 MAY 2023

NOTARIAL REG.

ENTRY NO. 188

DATE 27/06/2023

FORM-B

See rule 3(4)

Group Head Clerk / Sr. Clerk

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 **Mr. PURUSHOTTAM JAGOJI THOOL** promoter of the proposed project / duly authorized by the promoter of the proposed project/vide its/his/their authorization dated. 27/06/2023.

I, Mr. PURUSHOTTAM JAGOJI THOOL 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 to the land which the development of the project is proposed.



legally valid authentication of title of such land along with a copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

दस्तावा प्रकार / अनुच्छेद क्रमांक
दस्त नोंदणी करणार आहेत का ?
मोदनी हंगर असल्यास दुसरे विवरण कर्णान्तराचे नाव
मिलकतीचे वर्णन
मोवदला रक्कम, मुदाक, शक्क, रक्कम
मुदाक विकत घेणाऱ्याचे नाव, पत्ता, सही, दि
हस्ते असल्यास त्याचे नाव, पत्ता, सही, दि
दुसऱ्या पक्षकाराचे नाव
मुदाक विकत्यांची सही, विक्री अनु.क., दि.
एच. टी. आडवानी
ला.नं. 27/95. कोड क. 4801028
जरीष्टका नागपुर

पुनर्मागणी जागो खुल

5779

26 JUN 2023



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

OR

That details of encumbrances NA including detail 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 complete by me/promoter is Mar 2025.

4. That seventy percent of the amount 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.

5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage or completion of the project.

7. That I/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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the accounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of the completion of the project.

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

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

10. That I/promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

P.J. Thool
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 27th day of June 2023.

Place-Nagpur
Date-27/06/2023

P.J. Thool
DEPONENT



worn before me on this 27th at.
day of June 2023 at Nagpur by
Shri/Smt./Ku. Pureshottam s/o Jagan'ithal
R/o Nagpur who has been identified
by Shri/Smt. Sd/-
Advocate, Nagpur

[Signature]
27/06/2023
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA
My Term will Expire on 27/11/2024

