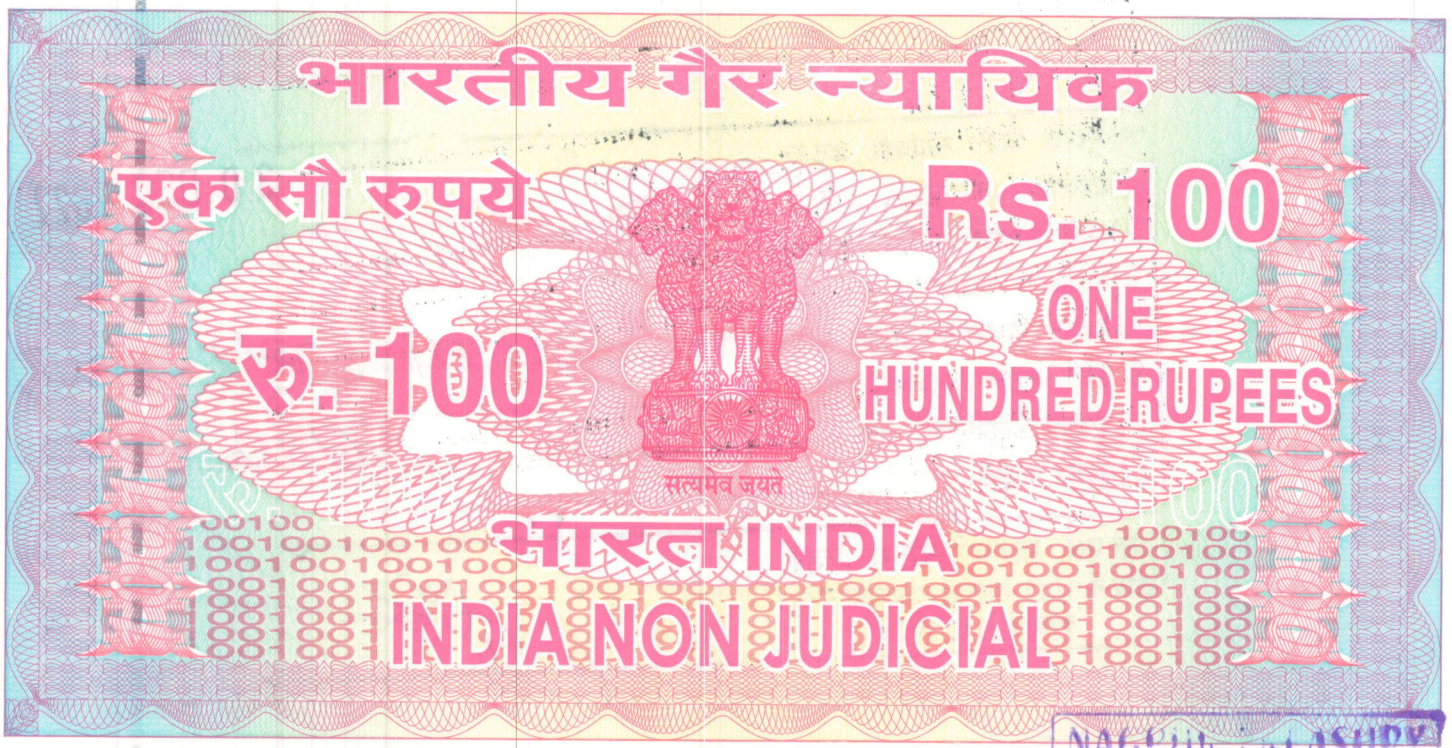


महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 284749
30 DEC 2022
Stamp Head Clerk / Sr. Clerk

NOTARIEL REG.
ENTRY NO. 25
DATE 02/01/2023

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ (MS) INDIA ★ NAGPUR ★ Regd. No. A753 ★ GOVT. OF

FORM 'B'

[See Rule 3(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 of **DHANRAJ CONSTRUCTIONS** who is **Promoter/Developer of proposed project** of "**KALPAVRUKSH APARTMENT**, acting through its authorised partner **Mr DHANANJAY BALWANT BAPAT, Resident of Nagpur** do hereby solemnly declare, undertake and state as under:

(13) Bapat.

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

OR

..**N.A.**.. 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..NIL ..... Including dues and litigation, details of any rights, title, interest or name of nay party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is 60 months; i.e. 02/01/2028

4. (a) For New Projects :
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allot tees, 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 land cost and shall be used only for that purpose.
(b) For ongoing project on the date 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 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 allot tees, 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 received of the project is less than the estimated cost of completion of the project.

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ Regd.No. 4753 ★ NAGPUR, (M.S.) ★ GOVT. OF INDIA

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

Bapat.

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 30TH day of December 2022

Bapat.

Deponent

NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVERNMENT OF INDIA

SEAL OF NOTARY ARCHANA D. JAISWAL Regd. No. 4753 My Appointment Expires On 17 Oct 2027 NAGPUR (M.S.) GOVT. OF INDIA

Be Sworn Solemnly Affirmed by on above

is personally Known to identified by e me on this 02nd day of Jan 2023 at Nagpur

02/01/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KH[illegible]OWN, DHARAMPETH
[illegible]PUR-440010.