

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 34AA 263707

03 MAR 2023

NOTARIAL REG.
ENTRY NO. 4580
DATE 29/03/2023

Deputy Head Clerk / Sr. Clerk

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

NOTARY * INDIA * KIRAN U. WADIYALKAR Dist. Mumbai (M.S.) INDIA Regn. No. 9999 My Term Expires on 20-10-2028 GOVT. OF

Affidavit cum Declaration of project Mr. Viral Mandaviya, promoter of the proposed project

I, Viral Mandaviya managing partner of M/s green Space Infra Ventures which is promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the 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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project till 31st December 2029;
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

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- 6 MAR 2023

मुद्रांक निरीक्षक, ल. क्र. १५/९९, कोड क्र ४६०१०३२
जिल्हाधिकारी परिसर, ता. कार्यालय,

(b) For ongoing project on the date of commencement of the Act

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.

That the amounts from the separate account shall be withdrawn in accordance with Rule5
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 shallstatement 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.

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

2. 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 changesoccurring.

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

4. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Deponent

VERIFICATION

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

Verified byme atNagpur onthis 29th dayof March 2023.

Deponent

SWORN / SOLEMNLY AFFIRMED
BY ..... Deponent .....
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY.....
BEFORE ME THIS THE ..29/3.....
DAY OF.....2023.....
AT. NAGPUR.

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

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

NOTARY KIRAN U. WADYALKAR Dist.Nagpur (M.S.) INDIA Regn. No. 9099 My Term Expires on 28-10-2026 GOVT. OF INDIA