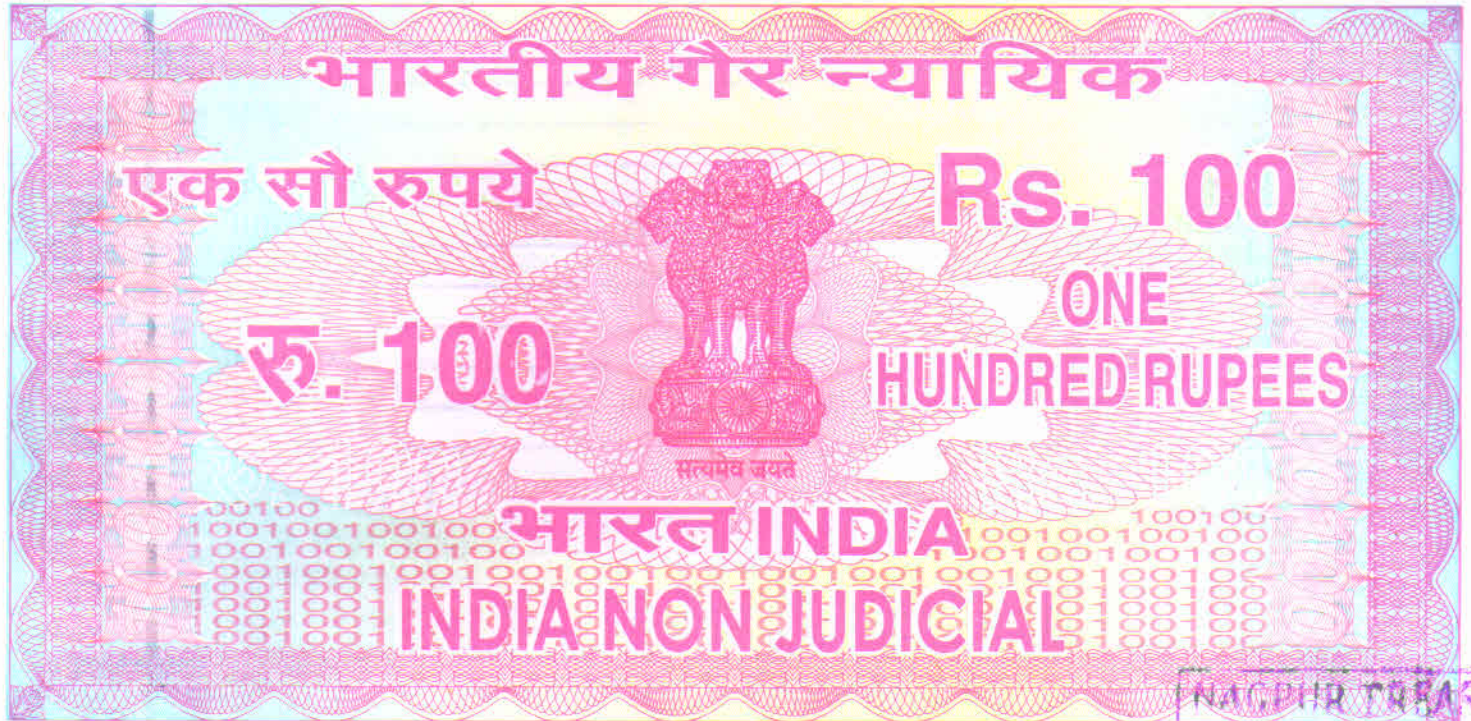




महाराष्ट्र MAHARASHTRA

2021

NOTARIAL REG.

ENTRY No. 2606

DATE: 31/7/2023

ZB 893778

17 JAN 2022

18 JAN 2022

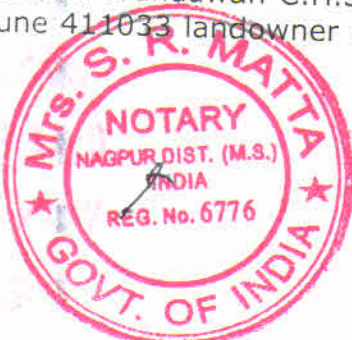
Stamp Head Clerk / Sr. St.

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 1) Shri Chetan Shrikant Thorat R/o of Plot No. 02 South Ambazari Road Near, Tirupati urban Cooperative Bank Shraddhanandpeth Nagpur 440010 2) Shri Rajesh Shrikant Thorat R/o of Plot No. 02 South Ambazari Road Near, Tirupati urban Cooperative Bank Shraddhanandpeth Nagpur 3) Smt. Kavita Kolarkar W/o Pawan Kolarkar (After Marriage) @ Kavita D/o Shrikant Thorat (Before Marriage) R/o 5D Jaiprabhu Society beltarodi Road opposite State Bank of Travancore Manish Nagar Nagpur 440037 4) Smt. Suchita Atul Kotangale W/o Atul Kotangale (After Marriage) @ Suchita D/o Shrikant Thorat (Before Marriage) R/o Flat No. 3 Omkar Apartment, Near Wazalwar Lawns Dharampeth Nagpur 440010 5) Smt. Darshana Gulhane W/o Nitish Gulhane (After Marriage) @ Darshana D/o Shrikant Thorat (Before Marriage) R/o A1/205 Renuka Vrundawan C.H.S. Rajyog Colony Near Chandan Sweet Mart Walhekarwadi Pune 411033 landowner of the proposed project "GOKUL GREENS WING PEARL"



24 242

होम/बाड़ी

दुय्यक निबंधक प्र.

५) मीतबद्धता रक्षक

29

954-662154

२। हस्तो असत्यास्य त्वांश्चि नव व पस्तो

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24 JAN 2022

2018/2019 टिकन शिवाजी शाळा

नामकरण गं. मीहाडीकर

डा. वि. वि. १५/११, १९८८

प्रादेशिक स्तर पर विचार, ज. आचार्य, नाना, विचार

MRS. S. P. MATTHEWS
NOTARY PUBLIC
NAGLE

located at survey no 272 Sheet No.71 Plot No-02 Mouza Gorewada Village-Nagpur Taluka Nagpur authorized by the landowner of the proposed project.

Mrs.Shruti Pankaj Dhawan Partner of M/s. Pankaj Construction office at Gokul Keshav Dev Nagar Ajni Nagpur 440013 developer of the proposed project / duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:

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

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 any party in or over such land, along with details.

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

4. (a) For new projects:

That seventy per cent of the amounts realized 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 realized 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 realized 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



Mrs. S. R. MATTI
NOTARY

- 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 utilized 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.

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 10th May 2023.

Deponent

- 1) Shri Chetan Shrikant Thorat *for Shri*
- 2) Shri Rajesh Shrikant Thorat *for Shri*
- 3) Smt. Kavita Pawan Kolarkar *for Shri*
- 4) Smt. Suchita Atul Kotangale *for Shri*
- 5) Smt. Darshana Nitish Gulhane *for Shri*

SWORN BEFORE ME ON THIS 31TH
DAY OF July 2023 AT NAGPUR BY
SHRI/SMT/KU Above Deponent
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI/SMT _____
ADVOCATE NAGPUR

[Signature]
Mrs. S. R. MATTA
Advocate & Notary
910-B, Clark Town, Nagpur-4

