



महाराष्ट्र MAHARASHTRA

● 2022 ●

NAGPUR TREASURY
34AA 258488

24 MAR 2023

Stamp 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**

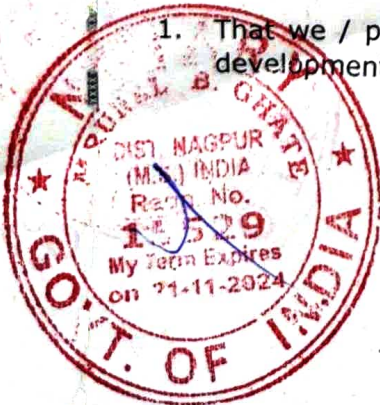
Affidavit cum Declaration

Affidavit cum Declaration of, **M/s. Pankaj Construction** through its partner Mrs. Shruti Pankaj Dhawan promotor of the proposed project "**Gokul Greens Wing Pearl**" located at Plot No.2 Gorewada Square near Sawana Lawn, Mauza Gorewada, Nagpur District Nagpur 440001 authorized by the Partner of the proposed project.

Mrs. Shruti Pankaj Dhawan Partner 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



पत्रिका प्रतिष्ठापनासाठी (अनुच्छेद ४) ४९३०८

ਪ੍ਰਤਿ ਹਰ-ਖਰੀਦ, 10%

Edhi

ज्या कारणासाठी पत्रांची मुद्रांक खरेदी केली त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापराची मर्यादा ठरविली आहे.



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 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.

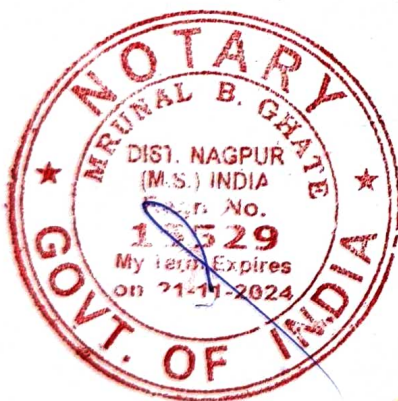
Verification

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 06/05/2023

Deponent

Shruti
Mrs. Shruti Pankaj Dhawan
Partner
M/s. Pankaj Construction



SWORN SOLEMNLY AFFIRMED
BY *Above deponent*
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED SELF BY
ID Card
BEFORE ME THIS THE
DAY OF *11/05/2023*
AT NAGPUR

MB Ghate
NOTARY
DIST. NAGPUR GOVT OF INDIA
(M.S.)

