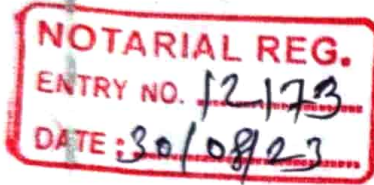




महाराष्ट्र MAHARASHTRA

2022



[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. Rupali Gaurav Dhall (After marriage) Rupali Roshan Dhawan (Before Marriage) promoter of the proposed project "Gokul Greens Wing Pearl" located at Plot No.2 CTS NO 272/KHASRA Number 100/2 AND 100/7 Gorewada Square near Sawana Lawn, Mauza Gorewada, Nagpur District Nagpur 440001 authorized by the Partner of the proposed project.

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Pankaj Construction
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मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४९
मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४९

मुद्रांक विक्रेता, ला.क. पद/८९/ का.
जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.



Mrs. Rupali Gaurav Dhall (After marriage) Rupali Roshan Dhawan (Before Marriage)
Partner of 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 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 30/08/2023

Deponent

Rdhall
Mrs. Rupali Gaurav Dhall
Partner
M/s. Pankaj Construction



SWORN BEFORE ME ON THIS 30
DAY OF 08 2023 AT NAGPUR BY
SHRI/SMT./KU. as above
R/O. NAGPUR, WHO HAS BEEN IDENTIFIED
BY SHRI/SMT. [Signature]
ADVOCATE NAGPUR.

RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA

