



महाराष्ट्र MAHARASHTRA

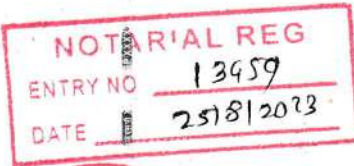
2022

NAGPUR TREASURY

34AA 194858

30 MAY 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/ CO-PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Smt. Nirmal W/O Ramkrishna Parande, Smt. Mangala W/O Prakashrao Khardena, Smt. Aruna W/O Anil Saraf, Smt. Seema W/O Vishwanath Deshpande, Smt. Madhavi W/O Chandrakant Ballal, Smt. Snehalata W/O Dattatraya Pattalwar, Smt. Suhasini Wd/O Late Shri. Ashok Baone, Shri Gaurav S/O Late Shri. Ashok Baone, Shri Chaitanya S/O Late Shri. Ashok Baone, Smt. Dipti W/O Adityaram Bapat, Shri Ajit S/O Diwakar Baone, Shri. Ajeet. S/O Basant Bhakay Smt. Ishita Raju W/O Chintal Appal Raju, And Shri. Pramod S/O Late Shri. Harish Sutrave** (Land Owner) of the proposed New

project "**S-13- DEV HEIGHTS**", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

Project Details: "**S-13 DEV HEIGHTS**" Situated at Plot No.13 A and B Kh No.4/1, 4/2, 7/2, 25 & 26/1-4 CTS No.164, Scientific Co-Op. Hou. Society Ltd., WHC Road Village Nagpur Taluka and District Nagpur-440022

I, Shri Deovrat Jaiswal (Power of Attorney Holder of the Land owners) of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before **31-03-2026**.

4. **(a) For New projects:-**

That seventy per cent of the amounts realised by me 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.

That seventy per cent of the amounts to be realised hereinafter by 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That, 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, the promoter shall take all the pending approvals on time, from the competent authorities.



8. That, 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, the promoter have 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.

Dev Associates

Shri Deovrat Jaiswal
Proprietor

(Power of Attorney Holder of Land Owners)

(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 on this day of 21st August 2023.

Dev Associates

Shri Deovrat Jaiswal

(Power of Attorney Holder of Land Owners)

(Deponent)



Be Sworn Solemnly Affirmed
by Shri Deovrat Jaiswal

Who is personally Known to
me / identified by -
before me on this 25th day
of Aug 2023 at Nagpur

Archana D. Jaiswal
25/8/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440019.

