



हाराष्ट्र MAHARASHTRA

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04 JUL 2023



BEFORE THE EXECUTIVE MAGISTRATE NAGPUR

FORM 'B'

(Affidavit cum Declaration)

Deponents :-1) Ganesh Pardhi S/o. Jaganji Pardhi aged About 43 yrs,
Occupation - Business , Resident of Ward No. 4, House
No. 62, Near Grampanchayat Juni Wasti Bahadura,
Nagpur, Tahsil and District - NAGPUR.

The Deponent named above as Land Owner and Promoter
in his individual Capacity as well as Proprietor of Arik
Builders and Developers, Nagpur.

I the above named Deponents do hereby take oath and state,
undertake and declare on solemn affirmation as under :



I, the Promoter of the proposed project **ARIK PARK**, 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 Arik Park Project into Layout. I enclosed the authenticated copy of title certificate of **Advocate Jayshree Nikhade** Dated **10/07/2023**.
2. That, the said land is free from all encumbrances on the Land on which the Arik Park is proposed to be developed and there are no dues and litigation in respect of the above said project land.
3. That the time period within which the project shall be completed by me/Promoter is 31/12/2025.
4. 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.



8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

Shri. Ganesh J. Parthi



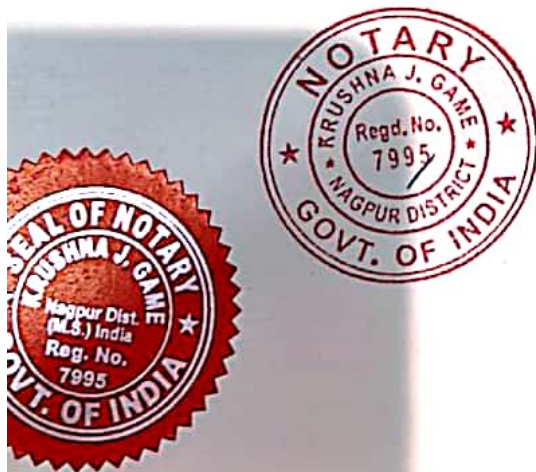
Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 04th day of August, 2023.

Deponent

Shri. Ganesh J. Parthi



sworn before me on this 5th
day of August/2023 at Nagpur by
Shri/Smt./Ku. Ganesh J. Parthi
R/o. Nagpur, Who has been identified
by Shri/Smt. Himself
Advocate Nagpur.

Game
5.8.2023
NOTARY
Govt. of India
Nagpur (M.S.) INDIA

KRUSHNA J. GAME
B.Com, LL.B
Advocate & Notary
333, Garoba Maidan,
Old Bagadganj, Nagpur-8

