

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑

NAGPUR TREASURY
BY 226322
28 JUL 2023
Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 19628
DATE 10/08/2023

FORM 'B'

Affidavit cum Declaration

I, Mahesh s/o Shri. Chandrabhan Kingrani Authorized Director of IOSIS Capital Private Limited, aged about 63 years, **R/o-** Plot No.103, Flat No. 402, Mangalam Park Apartment, Shivaji Nagar, Dharam Peth Extn, Shankar Nagar, Nagpur, Dist-Nagpur-440010 , Promoter of the proposed **"IOSIS Gold situated at Survey / Khasra/Gat Nos. 135/1 & 135/2, having an area of 1.77 Hectares and 2.00 Hectares respectively, thus total area of 3.77 Hectares, of MOUZA - BHOKARA, P.S.K. 12-A, situated at Village – Bhokara, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR",** do hereby solemnly declare, undertake and state as under:

1. **IOSIS Capital Private Limited** has a legal title to the land on which the development of the proposed project is to be carried out.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter ,from the date of registration of project "IOSIS GOLD", on **or before 31/12/2025.**

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No. 15940
My Term Expires on 06/12/2024
GOVT. OF INDIA

SURESH S. MESHRAM
GOVT. OF INDIA
Nagpur (M.S.) INDIA



१) मुद्रांक विक्री नोंद वही अनु.क्रमांक 10732 दिनांक 08 AUG 2023

२) दस्ताचा प्रकार करारनामा

३) दस्त नोंदणी करणार आहेत काय? नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता Iosis Capital Private Ltd. Nagpur

६) हस्ते असल्यास त्याचे नाव व पत्ता

७. दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 500/-

वी. एस. मून

मुद्रांक विक्रेता परवाना क्र. [illegible]

जिल्हाधिकारी यांचेसाठी व कार्यालय नागपूर (शहर)

वरील कारणासाठी उपरोक्त मुद्रांक खरेदी केला असे दस्त करणाऱ्याने मुद्रांक खरेदी केल्यापासून ६ महिन्यात दस्त नोंदणीस सादर न केल्यास शिक्का

4. That seventy per cent of the amounts to be realized hereinafter by us/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 That the amounts from the separate account shall be withdrawn in accordance with MahaRERA Rules.

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 utilized 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, if any, 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 promoters 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.

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 NAGPUR on this 10th day of AUGUST, 2023

Deponent

Sworn before me on this 10th dt. day of Aug 2023 at Nagpur by Shri/Smt./Ku. Above deponent R/o. Nagpur who has been identified by Shri/Smt. Advocate Nagpur

NOTARY
SURESH S. MESHRAM
GOVT. OF INDIA
Nagpur (M.S.) INDIA