

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

49AA 072623

20 OCT 2023

NOTARIAL REG
ENTRY No. 35529
DATE 21/10/2023

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DIST. (M.S.)
REG. No. 6386
GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Orange City Realtors (Through Partner Mr. Vishal Premlal @ Premdas Bawistale),** Promoter of the proposed project **"Orange City Gold"** duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated **18/09/2023**.

I, **Orange City Realtors (Through Partner Mr. Vishal Premlal @ Premdas Bawistale),** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

३)	मुद्रांक विक्री नोंद वही अनुक्रमांक	प्रति 25210 / दिनांक 20 OCT 2023
४	दस्ताचा प्रकार	
३)	दस्त नोंदणी करणार आहेत का ?	होय / नाही
४)	मिळकतीचे थोडक्यात वर्णन	
५)	मुद्रांक विक्रत घेणाऱ्याचे नाव व सही	
६)	हस्ते अथवाचा त्यांचे नाव पत्ता व सही	
७)	दुय्यम रक्षकाचे नाव	
८)	मुद्रांक शुल्क रक्कम	100

एकत्रार्थ दस्तऐवज

मुद्रांक विक्रेता ना.क्र.१४/१९८६ नोंद क्र.४६०१०१
जिल्हाधिकारी परिसर, सं. स्वातंत्र्य, नागपूर (शहर)

ज्या कारणासाठी त्यांनी मुद्रांक, खरेदी दि.[illegible] त्याची त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



1. That I / promoter have / has a legal title 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 said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 30th October 2028.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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

FOR, ORANGE CITY REALTORS
PROMOTER
(THROUGH PARTNER MR. VISHAL PREMLAL @ PREMDAS BAWISTALE)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this 21st day of October 2023.

DEPONENT

FOR, ORANGE CITY REALTORS
PROMOTER
(THROUGH PARTNER MR. VISHAL PREMLAL @ PREMDAS BAWISTALE)

NOTARY CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. MRS 6386 GOVT. OF INDIA

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 21 DAY OF Oct 20 23 AT NAGPUR BY SHRI / SMT./ Ku. Above Deponent R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. ..... ADVOCATE, NAGPUR.

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

NOTARY NAGPUR NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL