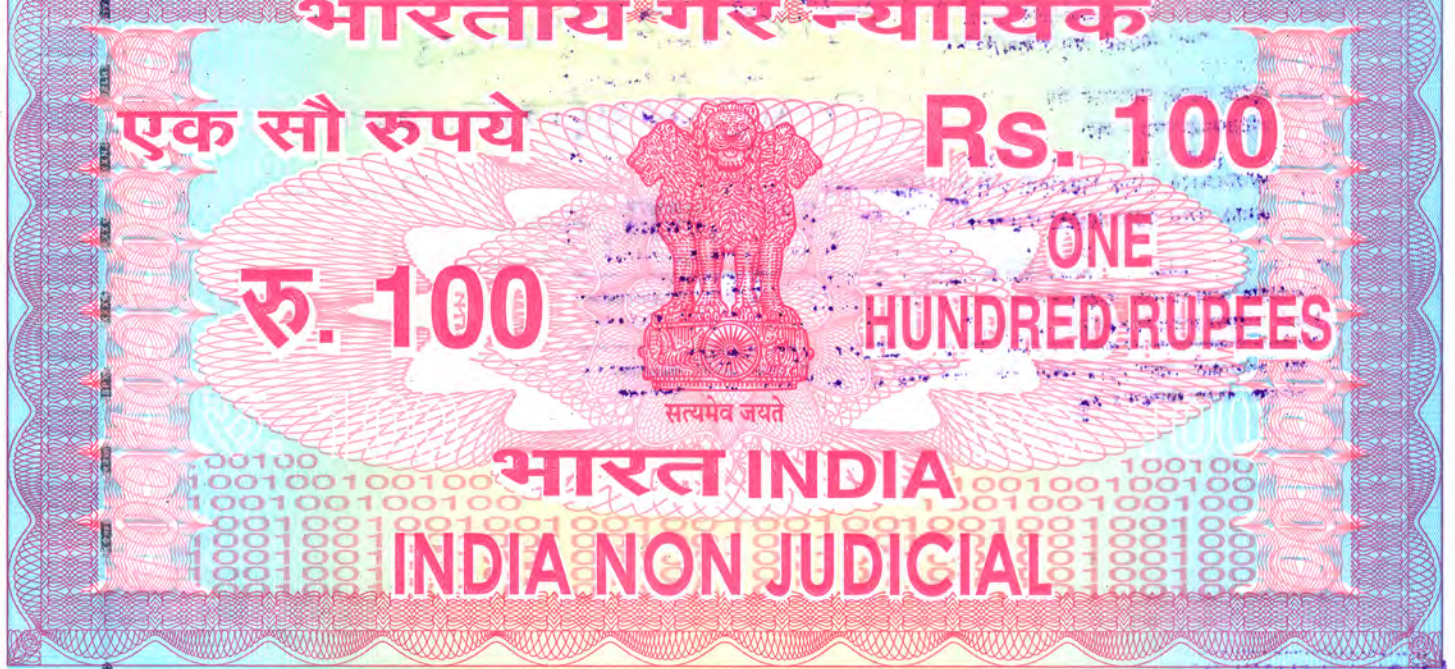




महाराष्ट्र MAHARASHTRA

2023

76AA 246891

NOTARIAL REG.

ENTRY NO. 5370

DATE 28/12/2023

FORM 'B'

[See Rule 3(6)]

22 DEC 2023

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Yusuf S/o Najmuddin Kanchwala promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated : 27/12/2023

I, Yusuf S/o Najmuddin Kanchwala ~~promoter of the proposed project/~~ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title report to the land on which the development of the project is proposed

OR

~~_____ have/has a legal title report to the land on which the development of the proposed project is to be carried out~~

AND

~~A legally valid authentication of the 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 _____ including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details.~~



कत प्रतिज्ञापत्रासाठी (अनुच्छेद २४)

नोटवही अन् क्रमांक/दिनांक

37790 2C192123

मुद्रांक विकत घेणाऱ्याचे नाव

गदिवासवा पत्ता व राहण

महाराष्ट्र इन्टरनॅशनल ग्रुप

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना

क्रमांक तसेच मुद्रांक विक्रीची दिनांक/पत्ता

ड. एस. लाहवरे

24/08

क्रमांक 5/100 कोड नं 4601018

महाराष्ट्र, नागपूर

राजकीय कार्यालयासमोर न्यायालयासमोर पोस्टिंग करणे सारखे करणाऱ्या मुद्रांक कर्णटोपी सारखे करणे

मोही (शासन आदेश दि. 09/08/2008 नुसार)

एखादा करणाऱ्यासाठी ज्याची मुद्रांक खरेदी केल्याची कल्पना येते त्याची कोणत्याही प्रकारची कोटेशन देणे

पोस्टिंग करणे करणाऱ्याकडे देणे

RECEIVED
OFFICE OF THE
SECRETARY

NOT
RECORDED
Dist. No
Regd.
1548
GOVT. OF

3. That the time period within which the project shall be completed by me/promoter from the date of registration of the project **30 August 2026**.

4. (a) For new project:

That seventy per cent of the amount 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 the 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, 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 realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~





5. That the amount from the separate account shall be withdrawn in accordance with Rule
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 a 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 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

For Aakar Constructions Group



[Signature]
Partner

Deponent

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from:

Verified by me at Nagpur On this Date 28 day of December 2023



SWORN SOLEMNLY AFFIRMED
BY

Above deponent
WHO IS PERSONALLY / KNOWN
TO ME/IDENTIFIED BY

Self
BEFORE ME THIS THE 28/12
DAY OF 2023 AT NAGPUR

[Signature] 28/12/2023