भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
76AA 756235
27 DEC 2023

NOTARIAL REG.
ENTRY NO. 005
DATE 04/01/2024

FORM-B

See rule 3(4)

Declaration supported by an Affidavit, which shall be signed by the promoter or any person authorized by the promoter-

Affidavit Cum Declaration

Affidavit cum declaration of Mr. **ROSHAN RAMKISAN YADAV** promoter of the proposedproject / duly authorized by the promoter of the proposed project/vide its/his/ their authorization dated. 03/01/2024.

I, Mr. **ROSHAN RAMKISAN YADAV** promoter of the proposed project BANSI NAGAR Add-Kh no 103/1/2, P. H. 33 ,Mauza P.H.NO 33 , Nagpur-441202 / 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 to the land which the development of the project is proposed.

AND

Legally valid authentication of title of such land along authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

NOTARY SHEKHAR M. BARA Nagpur GOVT. OF INDIA Regn. No. 15690

वसंत मांगलकर
ला. नं. 11/2001 कोड नं. 4601011
स्टनवन नागपूर

19669

2/01/2024

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

OR

That detail of encumbrances NA including detail of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be complete by me / promoter is 31 st Mar 2026.

4. That seventy percent of the amount 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 the cost of construction and the land cost and shall be used only for that purpose.

5.That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage or completion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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the account collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage to the 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 prescribed by the rules and regulations made under the Act.

10. That I /promoter shall not discriminate against any allotted at the time of allotment at any apartment, plot or building as the case may be, on any grounds.

DEPONENT

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me thereform. Verified by me at NAGPUR on this 03rdday of Jan. 2024

Place –Nagpur

Date- 03/01/2024

DEPONENT

Sworn before me on this 04th dt. day of January 2024 at Nagpur by Shri/Smt./Kum. Rahul s/o Ramkisan Yadav R/o. Nagpur who has been indentified by Shri/Smt. Self Advocate, Nagpur

04/01/2024

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA
My Term will Expire on 27/11/2024

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