

महाराष्ट्र MAHARASHTRA

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76AA 314476

12 DEC 2023

NOTARIAL REG
ENTRY NO 20280
DATE 28/12/2023

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 **Metrocity Developers (Through Partner Mr. Prashanth Bongirwar Karta of Prashant Bongirwar HUF)** Promoter of the proposed project **"Metrocity VII,"** duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated **21/09/223**.

I, **Metrocity Developers (Through Partner Mr. Prashanth Bongirwar Karta of Prashant Bongirwar HUF)** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

GOVT. OF INDIA * SEAL OF NOTARY * ARCHANA D. JAISWAL * NAGPUR (M.S.) * Regd. No. 4753

मुद्रांक क्रमांक : 26823 दिनांक 26/12/2023

१) दस्ताचा प्रकार : खरेदी

२) दस्त नोंदणी करणार लाहेत काय? होय/नाही

३) मिळकत चे थोडक्यात वर्णन : सदनिका क्रमांक

४) मुद्रांक विकत घेणाऱ्याचे नाव व रक्कम : [illegible]

५) दस्ते असल्यास त्याचे नाव, पत्ता व सही : [illegible]

६) दुसऱ्या पक्षकाराचे नाव

७) मुद्रांक शुल्क रक्कम : 100

ज. जी. भोयर

मुद्रांक विक्रेता, ना.क्र. ११/८६, कोड क्र. ४६०१०४०
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी व्यतिरिक्त 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 20th December 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, Metrocity Developers
PROMOTER
(THROUGH PARTNER
MR. Prashant Bongirwar
Karta of Prashant Bongirwar HUF)

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 ___ day of November 2023.

NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVERNMENT OF INDIA

SEAL OF NOTARY ARCHANA D. JAISWAL 4753 Regd. NAGPUR (M.S.) GOVT. OF INDIA

DEPONENT

FOR, METROCITY DEVELOPERS
PROMOTER
(THROUGH PARTNER
MR. PRASHANT BONGIRWAR
KARTA OF PRASHANT BONGIRWAR HUF))

Be Sworn Solemnly Affirmed by the above (Prashant Boogirwar) Who is personally Known to me / identified by — before me on this 28th day of Dec 2023 at Nagpur

28/12/2023
ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010