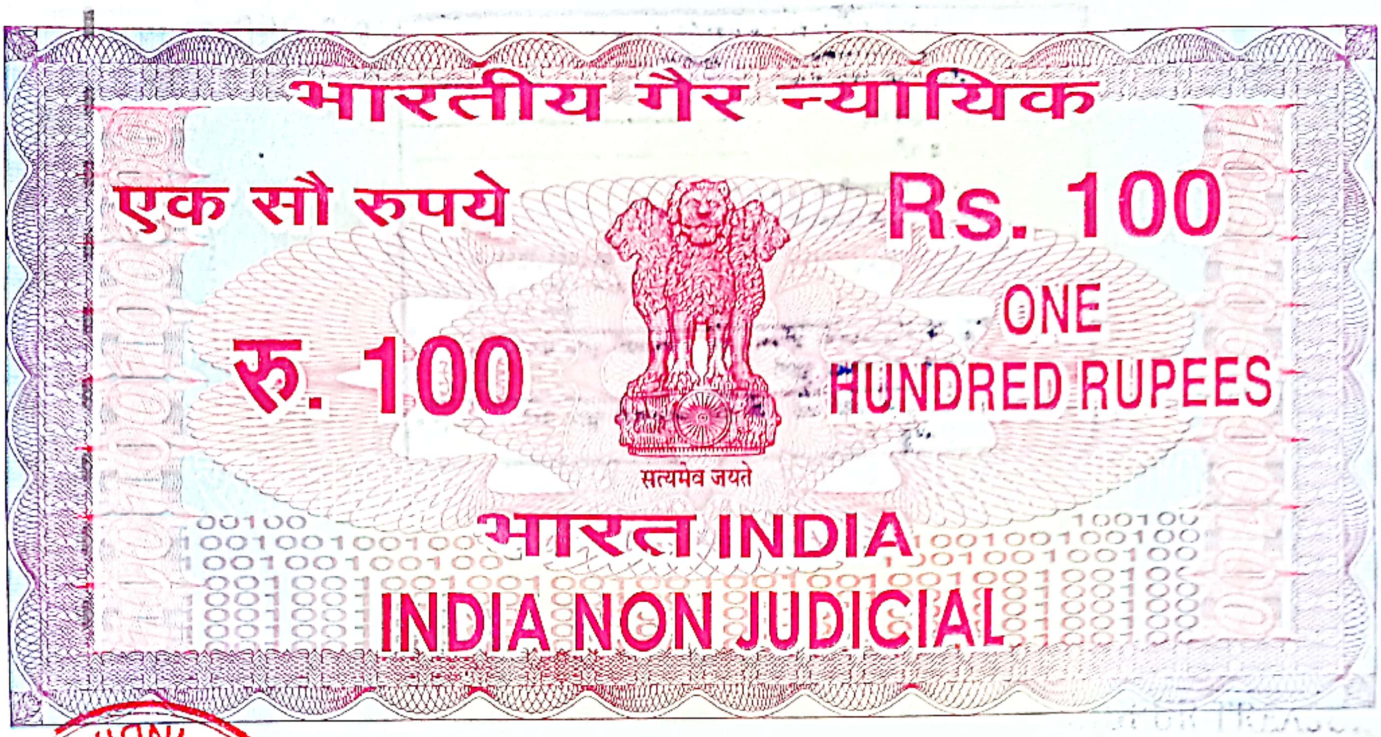

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NOTARIAL REG.
ENTRY No. 1121
DATE: 9/1/2024

76AA 302285

30 NOV 2023

S.R. MATTA GOVT. OF INDIA

FORM – B

M/S. FAKHRI INFARVENTURES, THROUGH ITS AUTHORIZED PARTNER

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, **KHUZAIMA MAIMOON**, Authorized Partner of Fakhri Infraventures; having their registered office at F-12, Mytri Willows, Near Gandhi Sagar, Sir Bejonji Meheta Road, Nagpyr, the Promoter of the proposed Real Estate Project "KHUZAIMA MAIMOON to hereby solemnly declare, undertake and state as under:

I, KHUZAIMA MAIMOON, Authorized **FAKHRI INFRAVENTURES,** are authorized to execute the present affidavit cum declaration vide authorization dated 16 January 2014..

The entire project is known as **"HARMONY RESIDENCY WING D"**. The said project is of single building for proposed___ habitable plotsover the covered parking, having a total of 24 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 05/012024 issued by Adv. Ashwin Rohidas Patil.

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22 DEC 2023

NOTARY MRS. S. R. MATTA DIST. NAGPUR (M.S.) INDIA REGD. No 6776 GOVT. OF INDIA

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3. That the time period within which the Real Estate Project shall be completed by the promoter is 31/03/2028 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said projectfrom the allottees, from time to time, shall be deposited in a separate account to be maintainedin a scheduled bank to cover the cost of construction and the land cost and shall be used onlyfor that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said 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 certifiedand 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 hasbeen in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter shall inform the Authority regarding all the changes that have occurred in theinformation 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 promoter have / has 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

FOR FAKHRI INFRAVENTURES

For and on behalf of,

Authorized

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 DATE

Deponent

SWORN BEFORE ME ON THIS 9th DAY OF Jan 2024 AT NAGPUR SHRI/SMT./KU Khuzaima Mimoon R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT. ADVOCATE NAGPUR

Authorized

S.R. MATTA NOTARY NAGPUR (M.S.) INDIA Reg. No. 6776 GOVT. OF INDIA

Mrs. S. R. MATTA
Advocate & Notary
91B-B, Clark Town, Nagpur

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