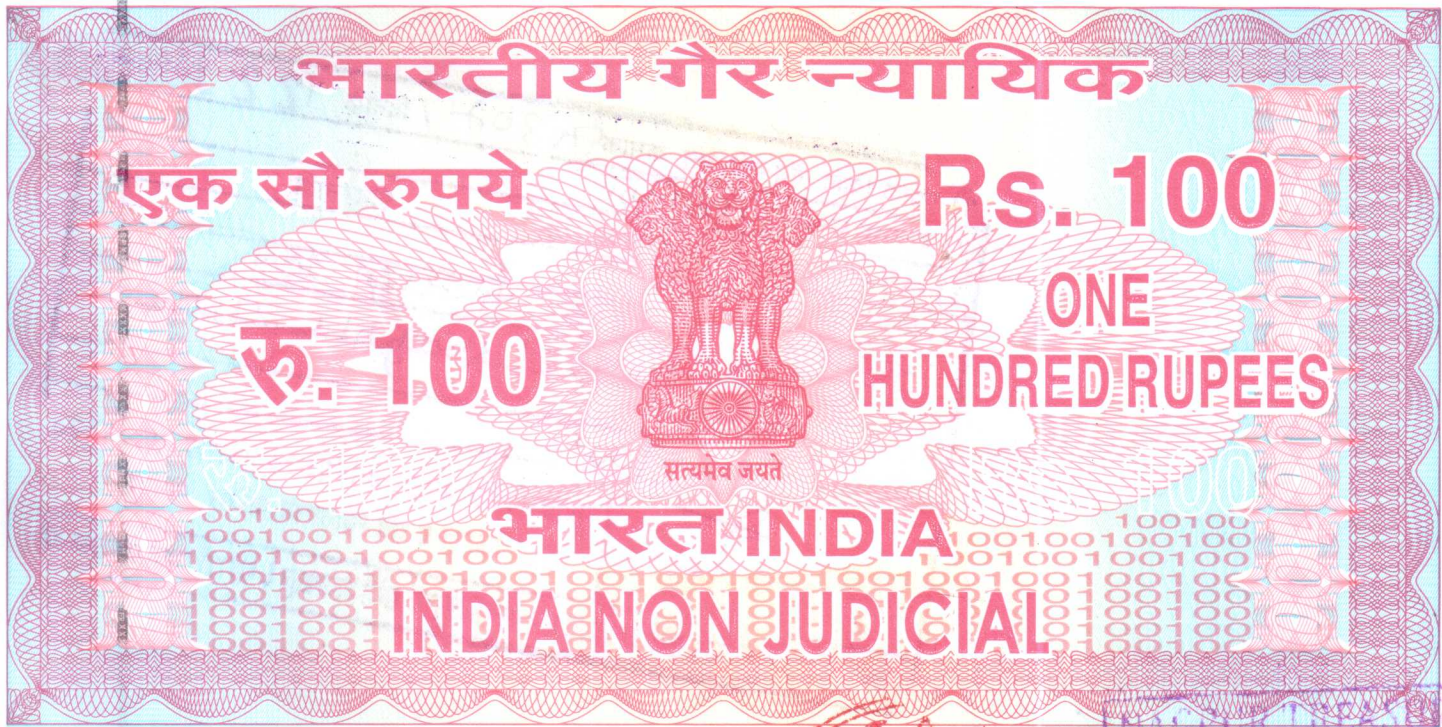
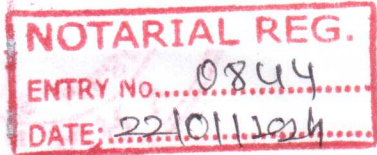
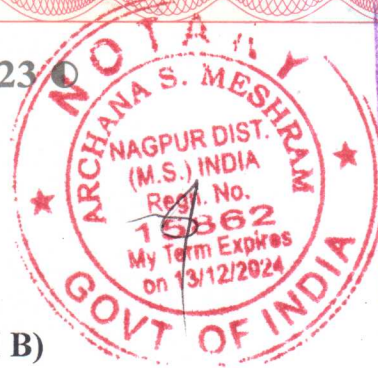




महाराष्ट्र MAHARASHTRA

2023



76AA 768074

19 JAN 2024

Stamp Head Clerk / Sr. Clerk

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s. **FORTUNE INFRA**, Developer of the Proposed project Through its Partner Mr. **SACHIN JEJANI** duly authorized promoter of the proposed project.

I, Mr. **Sachin Jejani**, the partner of M/s. **FORTUNE INFRA**, Promoter of the Proposed project named and styled as "**FORTUNE CREST**", situated at Survey No. 29/35 and 29/36 of Mouza - GADGA, bearing Municipal Corporation House No. 240 & 240A, situated at Opposite Khare Town, Post Office, Dharampeth, Nagpur, Tah- Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 70, in Tah. & Dist. Nagpur, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed.

7307 / दिनांक 122 JAN 2024

1) मुद्राक विक्री नोंद वरी अनु. क्रमांक

2) दस्तऐवज प्रकार पहिल्या शेव/नाही

3) वस्तु नोंदणी करणार आहेत काय?

4) मिळकतीचे थोडक्यात वर्णन मोटरवाहन 3000

5) मुद्राक विकत घेणाऱ्याचे नाव व राहती सुरेश 2021

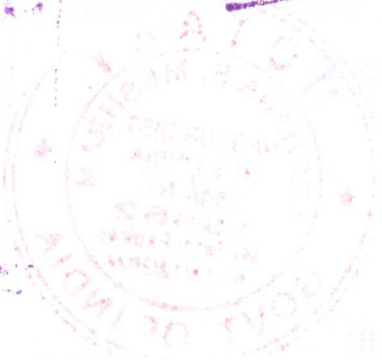
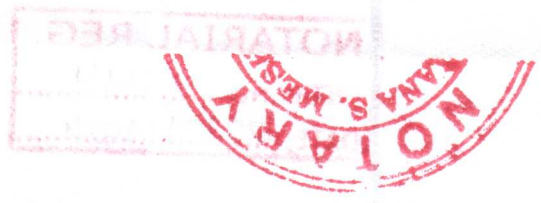
6) हल्ली असल्यास त्याचे नाव, पत्ता व राहती

7) दस्तऐवज घेणाऱ्याचे नाव

8) मुद्राक शुल्क रक्कम 100

मुद्राक विक्रीचा ला.क्र. 01/2020 कोड क्र. 8609920
जिल्हा व सत्र न्यायालय परिसर, नागपूर

जिल्हा न्यायालय, नागपूर

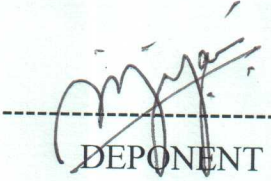


2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration is 31/03/2027.
4. That seventy per cent of the amounts to be realized hereinafter by promoter for the real estate project from the 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 shall be withdrawn in accordance with Rule 5.
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 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 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 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 the promoter have 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 allottee at the time of allotment of any apartment, plot or building as the case may be.

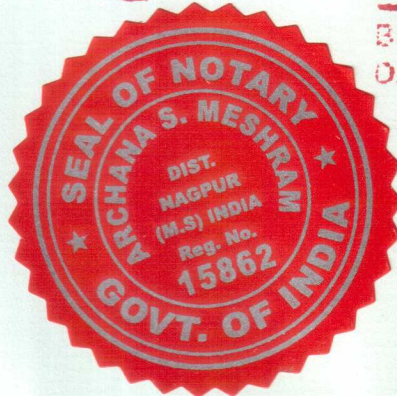

DEPONENT



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 **Nagpur** on this **26th** day of **December, 2023**.




DEPONENT



SWORN / SOLEMNLY AFFIRMED
BY Abhine Depend

WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 22
DAY OF June AT Nagpur.

20/12/2023
ARCHANA S. MESHRA
NOTARY
NAGPUR DIST. (M.S.) INDIA

