भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

CZ 382663

NOTARIAL REG.
ENTRY NO. 6181
DATE 13/05/2025

FORM 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, SIGNED BY PROMOTER

Affidavitcum Declaration

1) Affidavit cum Declaration of **M/S A.A. DEVELOPERS,** promoter of the proposed project **"SUMUKH ENCLAVE"** on land bearing of Khasara No. 47, admeasuring 1.26 H. R., of Mouza – Shankarpur, P. H. No. 42 , Account No. 107, Class – I, situated at Grampanchayat Wela (Harishchandra) Tah. Nagpur gramin Dist. Nagpur, within the limits of Nagpur Metropolitan Region Development Authority, Tahsil Nagpur (Rural), District Nagpur hereinafter referred to as the "project land"

WE, M/S A.A. DEVELOPERS promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY SHAILAJA S. DABURKAR Reg. No. 5258 NAGPUR DISTRICT GOVT. OF INDIA

1. That promoter has a legal Title Reportto the land on which the development of the project isproposed.

2. That the project land is free from any mortgage.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31/12/2027

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 utilised 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 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 allottee at the time of allotment of any apartment, plot or building, as the case maybe.

For, M/s A.A. DEVELOPERS,

For A. A. DEVELOPER'S

PARTNER

Mr. Premrao Govindrao Satpute,
(Partner)
[PROMOTER]
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_____ on this_____ day of _____

Sworn before me on this 13 th
day of 05 2025 at Nagpur by
Shri/Smt./Ku. Deponent
R/o. Nagpur who has been Indentified
by Shri/Smt. Self
Advocate, Nagpur.

S. Daburkar
NOTARY
Govt. of India
Nagpur (M.S.) INDIA

SEAL OF NOTARY
SHAILAJA S. DABURKAR
MAH.
NAGPUR
Reg. No. 6258
GOVT. OF INDIA

Shailaja S. Daburkar B.A., LL.B. Advocate & Notary Dighori, NAGPUR NOTARIAL