



महाराष्ट्र MAHARASHTRA

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52AA 545084

NOTARIAL REG

ENTRY No. 25830

DATE 21/8/2023

FORM 'B'

[See rule 3(6)]

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 Vinay Shyamsunder Sarda partner at
Happy Spaces promoter of the proposed project Happy Galaxy duly
authorized by the promoter of the proposed project, vide
its/his/their authorization dated.

I, Vinay Shyamsunder Sarda partner at Happy Spaces promoter of
the proposed project Happy Galaxy duly authorized by the
promoter of the proposed project do hereby solemnly declare,
undertake and state as under:



फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४)

27 JUL 2023

१. मुद्रांक प्लॉट नोंदवही अनु. क्रमांक/दिनांक :

२. मुख्य निहित ध्येयानुसारे नाना
सहिपाताया पता व सही

3. पञ्चाङ्गान्तर्गत शुद्धाङ्क विवेकवर्गी सही व परवाना
कर्मोंक तरेच शुद्धाङ्क विवेक विवेकान्तर्गत

कु.डी.एच.दोशी

ला.नं. 4/98 बौड नं. 4001030
गांधीनगर, गणपतपुर.

नाही. (शासन व्यवस्था दि. 08/09/2008 मुद्रा:)

ज्या कारणांसाठी ज्ञानी मुलांक खरेदी केला त्यांनी त्याच कारणासाठी मुलांक खरेदी केलेल्यामुळे नव्हत्यात त्याचही कारणांसाठी आहे.

SEAL OF NO. 1
Mrs. K.

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

OR

_____Have/has a legal title Report to the land on which the development Of the proposed project is to be carried out 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 project land is free from all encumbrances.

OR

That the details of encumbrances___ including dues and litigation, details 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 completed by me/promoter from the date of registration of project; 15/07/2026

4. (a) For new projects:

That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.



Deponent



Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur on this 27th day July of 2023.



Dee de

Deponent



SWORN BEFORE ME ON THIS ^{2nd} Aug 2023 AT NAGPUR BY
SHRI / SMT. Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. [Signature]
ADVOCATE, NAGPUR.

[Signature]
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

