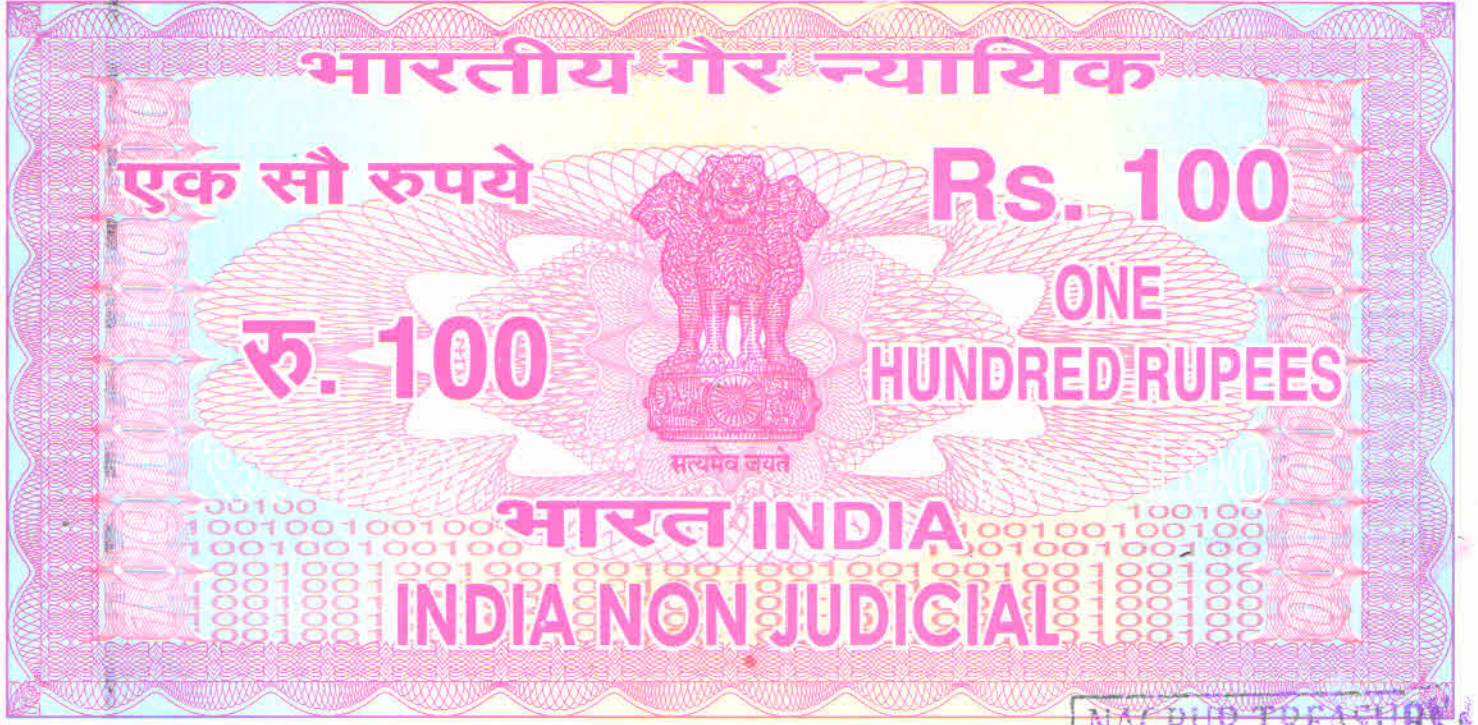




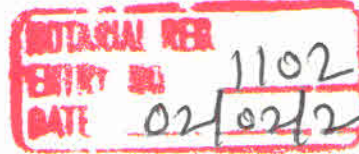
महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY

33AA 948533

31 JAN 2023



Stamp Head Clerk / Sr. Cl.

FORM 'B'
[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **VIJAY PRABHAKARRAO NAIDU** promoter of the proposed project **PRATEEK NAIDU RESIDENTIAL PARK - 2**.

We, **VIJAY PRABHAKARRAO NAIDU** promoter of the proposed project **PRATEEK NAIDU RESIDENTIAL PARK - 2** do hereby solemnly declare, undertake and state as under:

1. We have a legal title Report to the land on which the development of the project is proposed project is to carried out 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

मुद्रांक क्रमांक २८६२३ दिनांक २१/२/२०२३

१) वस्तुचे प्रकार ख

२) वस्तुची वर्गीकरण अन्वयेत वर्गीकरण ख

३) विक्रेत्याचे थोडक्यात वर्णन विवाह १९१८२ ना. ११.२२

४) मुद्रांक विक्रेताचे नाव व राशी जयश

५) वस्तुचे अस्तित्वात त्याचे नाव, पत्ता व सही १०५

६) वस्तुचा पक्षधाराचे नाव १०५

७) मुद्रांक शुल्क रक्कम १०५

जी. बी. भायद

मुद्रांक विक्रेता, ता.क्र. ९९/८६, कोड ३३. ४६०९०४०
जिल्हाधिकारी कार्यालय, त. कापडा, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
आदी कल्याणसुद्धा ६ महिन्यात वापरणे बंधनकारक आहे



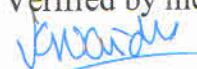
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter shall be **31st December 2025**.
4. Seventy per cent of the amounts realised by me for the real estate project from the allottees, from time to time, shall be deposited 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 That the amounts from the separate account shall be withdrawn in accordance with RERA Rule 5.
6. We 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. We shall take all the pending approvals on time, from the competent authorities.
8. We 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. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

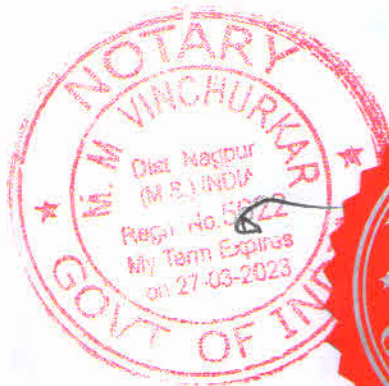

Deponent

Verification

The contents of our 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 **02 February day of 2023**.


Deponent



SWORN / SOLEMNLY AFFIRMED
BY M. M. Vinchurkar

WHO IS PERSONALLY KNOWN
TO ME / SUBSCRIBED BY _____

BEFORE ME THIS THE
DAY OF _____
AT NAGPUR

02/04/2023
M. M. Vinchurkar

M. M. VINCHURKAR
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

