



महाराष्ट्र MAHARASHTRA

2024

CS 684077

29 NOV 2024



NOTARIAL Reg.
ENTRY NO. 2971
DATE: 18/4/25

Form-B

[See rule 3(4)]

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

Affidavit cum declaration of Umesh Goyal (Partner) of Goyal Mohta Developers LLP duly authorized by the Promoter, Goyal Mohta Developers LLP, of the proposed project named CITARA, vide their authorization date, 15th April, 2025:

I, Umesh Goyal (Partner) of Goyal Mohta Developers LLP duly authorized by the Promoter, Goyal Mohta Developers LLP, of the proposed project named Citara do hereby solemnly declare, undertake and state us under:

१) दस्तावेज प्रकार/अनुबन्ध क्रमांक Official

२) दस्त नोंदणी करणार आहेत काय ? होय/नाही

३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयचे नाव दुय्यम निबंधक क.

४) पिलकडीचे वर्णन ---

५) मोहदला रक्कम ---

६) मुद्रांक विकत घेणाऱ्याचे नाव GOYAL MOHTA DEVELOPERS LLP

७) दुसऱ्या पक्षकाराचे नाव ---

८) दस्त असल्यास त्याचे नाव व पत्ता ---

९) मुद्रांक शुल्क रक्कम ---

१०) मुद्रांक विक्री नोंद नाही अनु. क्रमांक ३४९२ दिनांक 02 DEC 2024

११) मुद्रांक विकत घेणाऱ्याची सही

नरेंद्र सुखलाल जेसवाल मुद्रांक विक्रेता, ता. क १८/९१, कांड क्र. ४६०१००१
विवहादिकारी परिसर, त कार्यालय, नागपूर (राहण)



DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR A PERSON AUTHORIZED BY THE PROMOTER

Affidavit can be filed on or before 30th April 2025. The Affidavit shall be supported by the Promoter or a person authorized by the Promoter. The Affidavit shall be in the form of a declaration dated 20/11/2024.

The Promoter, Goyal Mohita Developers LLP, of the proposed project named Goyal Mohita Developers LLP, is authorized by the Promoter, Goyal Mohita Developers LLP, to file the Affidavit on behalf of the Promoter.

1. That Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 31st December, 2030.
4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Unes



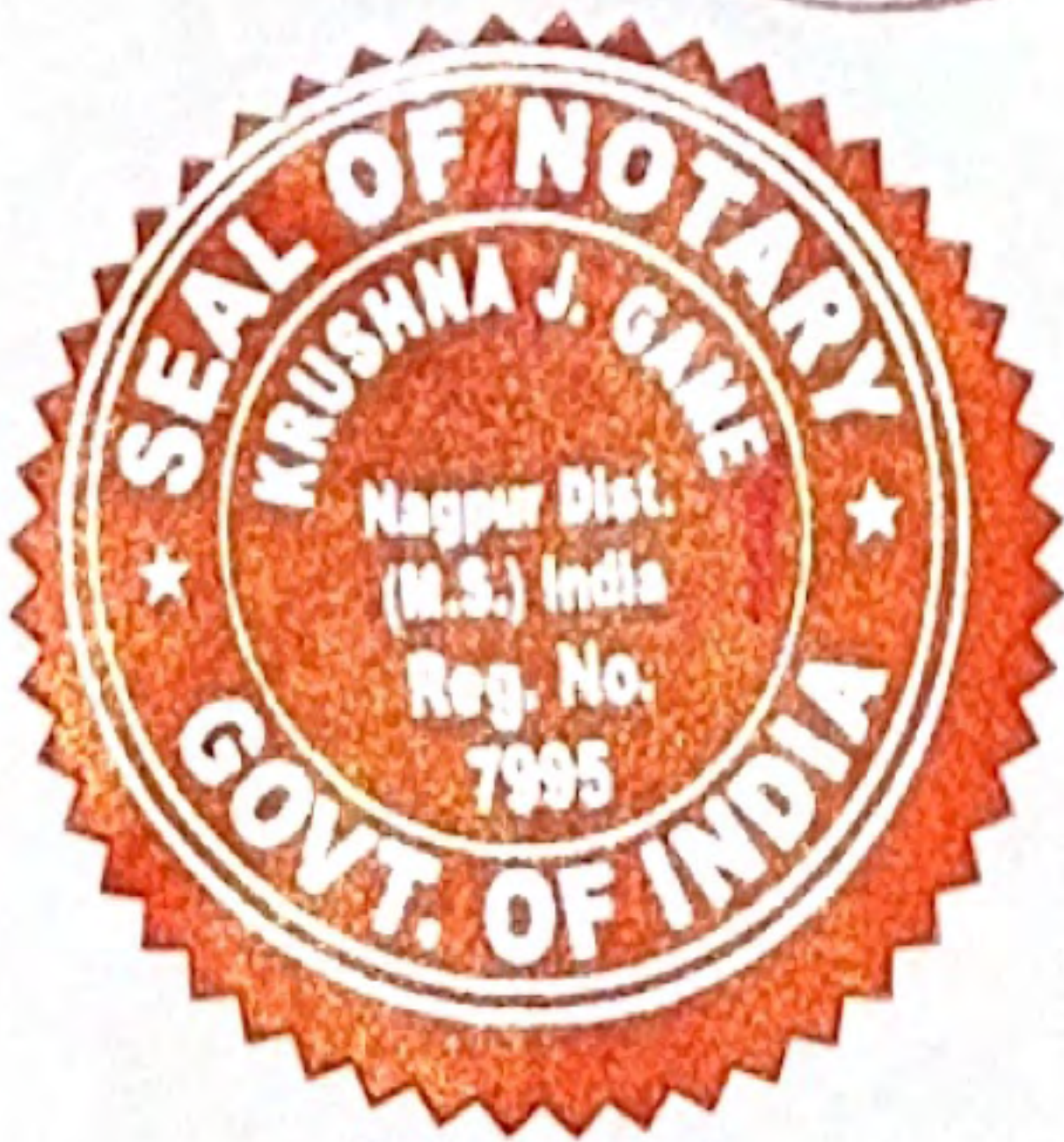


Verification

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

Verified by me at Nagpur on this 17th day of April, 2025.

Umesh
Deponent



I was before me on the 18th
day of April 2025 at Nagpur, on
Shri/Smt./Ku. Umesh Goyal
R/o. Nagpur, Who has been identified
by Shri/Smt. Himanshu
Wani
Advocate Nagpur

18/4/25
NOTARY
Govt. of India
Nagpur (M.S.) INDIA
KRUSHNA J. GAME
B.Com. LL.B
Advocate & Notary
333, Garoba Maidan,
Old Bagadganj, Nagpur-8

