



महाराष्ट्र MAHARASHTRA

2017

SG 648577



25 JUL 2017

Stamp Head Clerk / St. Clerk

NOTARIAL Reg.
Entry No. 974
Date 10 AUG 2017

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

We, Developer M/s Shewalkar Developers Ltd., through its
Managing Director Ashutosh Shewalkar, of the proposed project
named as "SHEWALKAR Lake View" measuring about 1490.51
Sq. Mtrs. [16044 Sq. Ft.] being a part or portion of the entire land
bearing Khasra No.16/1 of Mouza Parsodi, bearing City Survey No.

IN SHEWALKAR DEVELOPERS LIMITED



MANAGING DIRECTOR

82, Sheet No. 113/2, situated at Subhash Nagar, Hingna Raod, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No.112 in Tahsil and District Nagpur, do hereby solemnly declare, undertake and state as under:-

1. That, we, Developer have a legal title to the land on which the development of the proposed project is to be carried out by virtue of Sale Deed dated 1st Sept. 2008 which is duly registered in the office of the Joint Sub Registrar, Nagpur at Sr. No. 4794 on 1.09.2008 and the same day have sold apart of this land to one of the owner Mr. Harish Fulsunge, an area of 209.49 Sq. Mtrs. on the northern side of the land vide sale deed registered at Sr. No. 4795 dated 1.09.2008, the balance area out of this land i.e 1490.51 Sq. Mtrs. is now being developed by the Party No. 1 in to a multi-storied residential and commercial estate.
2. That, the said land is free from all encumbrances.
3. That, the time period within which the project shall be completed by Developer is 31/12/2017.
4. That, 70% of the amounts realized by Developer for the real estate project form the allottees from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, we, Developer 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 amount 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.
8. That, we, Developer shall take all the pending approvals on time, from the competent authorities.
9. That, we, Developer have furnished such other documents as have been prescribed by the rules and regulations made under the Act




 S. S. SINGH
 MANAGING DIRECTOR

10. That, we, Developer shall not discriminate against any allottee at the time of allotment of any apartment, as the case may be, on any grounds.

Place: Nagpur
Date: 31/07/2017

For M/s Shewalkar Developers Ltd.,



[Ashutosh Ram Shewalkar]
Managing Director
DEPONENT



VERIFICATION

Verified and signed at Nagpur on this 31st day of July, 2017 that the contents of Paras 1 to 10 above are true and correct to the best of my knowledge and belief.

I know the deponent



[Advocate]

(S.O. Ahmed, Adv.)

FOR SHEWALKAR DEVELOPERS LIMITED



DEPONENT
MANAGING DIRECTOR

Sworn Solemnly affirmed
by Ashutosh R. Shewalkar
who is personally known
to me/ Identified by
Self

before me this the 10
day of Aug-17 at Nagpur



PRAKASH M. DURGE
NOTARY
Govt. of India
Nagpur (M.S.)

.10 AUG 2017

