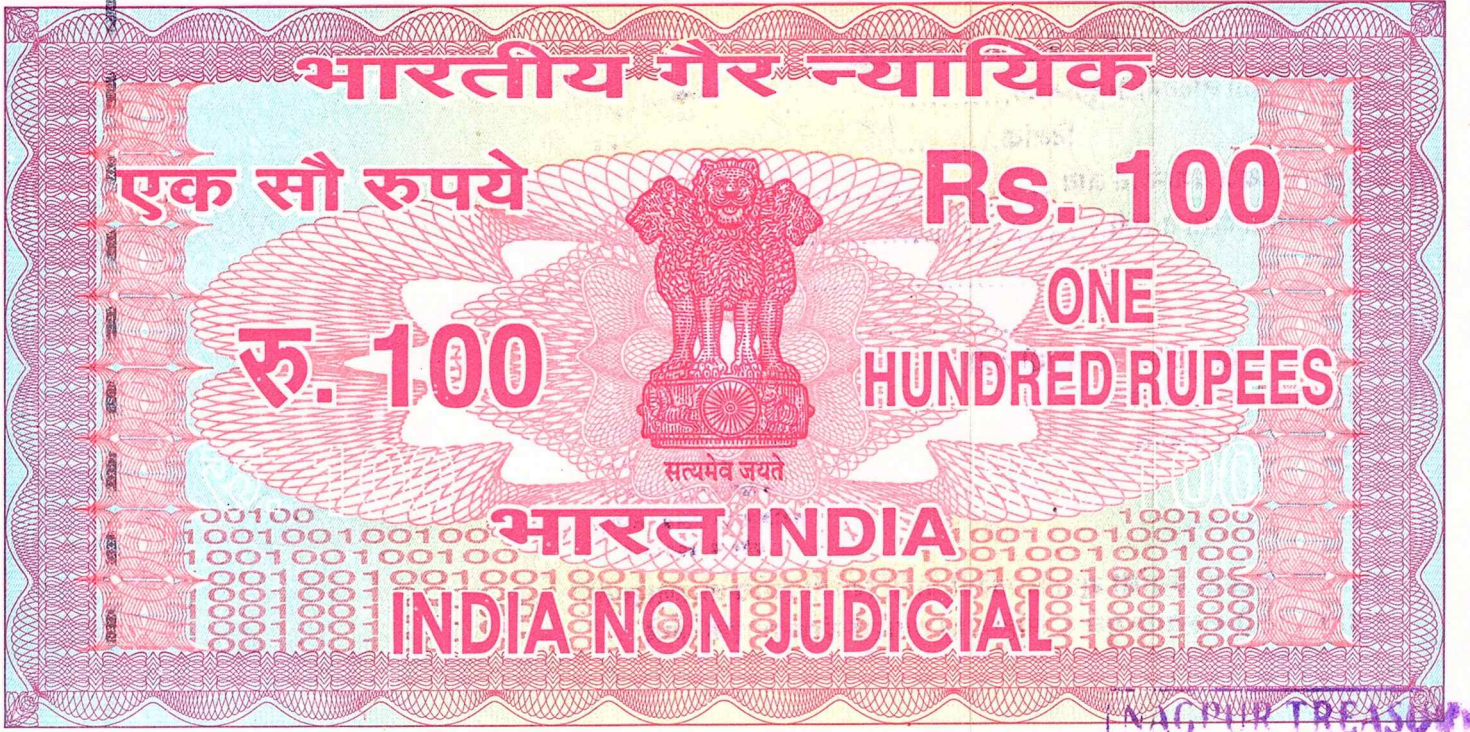
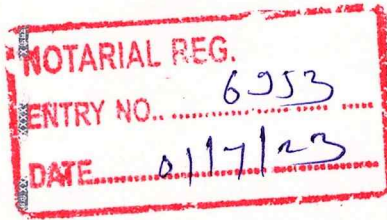




महाराष्ट्र MAHARASHTRA

2022

34AA 323069



09 JUN 2023

FORM "B"
[See rule 3(4)]

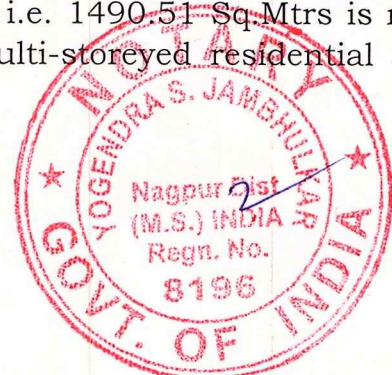
Stamp Head Clerk / Sr. Clerk

**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"**, admeasuring 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.82, Sheet No. 113/2, situated at Subhash Nagar, 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:-

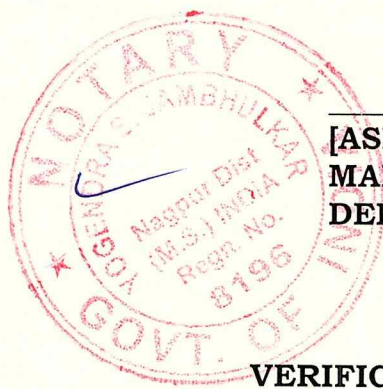
1. That, we, Developer have a legal title to the land on which the development of the proposed project is to be carried out by virtue of Sale Deed, dated 1st Sept. 2008, which is duly registered in the office of the Joint Sub-Registrar, Nagpur at Sr.No. 4794 on 01/09/2008 and the same day have sold apart 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 01/09/2008 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-storeyed 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 31/03/2024.
4. That, 70% of the amounts realized by Developer for the real estate project from 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 shall take all the pending approvals on time from the competent authorities.
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 01/07/2023

FOR SHEWALKAR DEVELOPERS LTD.



[ASHUTOSH SHEWALKAR]
MANAGING DIRECTOR
DEPONENT

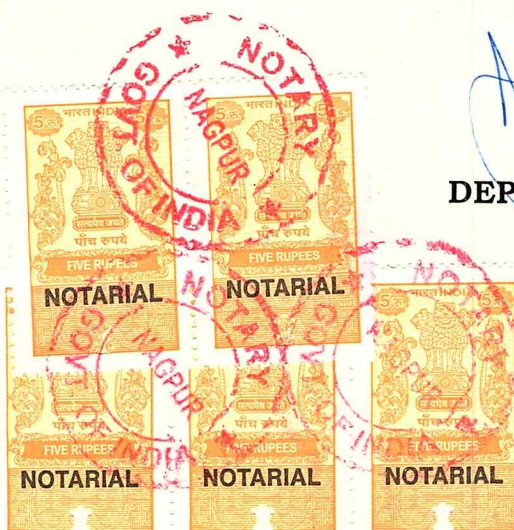
VERIFICATION

Verified and signed at Nagpur on this 01/07/2023 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

SWORN BEFORE ME ON THIS 01
DAY OF July 2023 AT NAGPUR BY
SHRISMT. [Advocate] abn
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT. [Signature]
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA



DEPONENT

