भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ● 2024 ●

NOTARIAL REG.
ENTRY NO. 21302
DATE : 21/11/24

NOTARY
RAKESH N MOHOD
DIST NAGPUR
(M.S. INDIA)
Regd. No 15138
GOVT OF INDIA

NAGPUR TREAS
24AB 294627
19 NOV 2024
Stamp Head Clerk/Sr.

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 Mr. Sanjeev Sharma, partner of M/s Avani Buildcon, promoter of the proposed project "Panchavati", duly authorized by the Promoters of the Proposed Project, vide its authorization letter Dated 10th November 2024;

Project Details: "Panchavati" Plot No 26/1 Western Side, City Survey 1185/1 Sheet No 58A Mouza Lendra at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440012;.

FOR AVANI BUILDCON Partner

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	भेट
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक ...	नाव दस्त नियंत्रक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विक्रेत परवानाधारक :	अवनी सिल्कॉर्न
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असलयास त्याचे नाव :	फे ११/२१
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनु क्रमांक	34921 दिनांक 21 NOV 2024
११) मुद्रांक विक्रेत सेतू/बाजार वही	
यशवंत गुरु. पाटील	मुद्रांक विक्रेता ला.क.२३०/८६ कोड क्र. ४६०९. जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर शहर



I, Sanjeev Sharma (Promoter) of the Project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under: -

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30th November 2027**

4. That 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 Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Partner

7. That, the promoter shall take all the pending approvals on time, from the competent authorities.

8. That, 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Avani Buildcon
Promoter and Land Owner
(Deponent)

Verification

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

Verified by me at on this day of **21st November 2024**.

FOR AVANI BUILDCON

Avani Buildcon
Promoter and Land Owner
(Deponent)

SWORN BEFORE ME THIS 21
DAY OF 11 202 4 AT NAGPUR BY
SHRI / SMT./ KU.....
R/O. NAGPUR, WHO HAS BEEN IDENTIFIED
BY SHRI / SMT.
ADVOCATE NAGPUR

RAKESH N. MOHOD
NOTARY
Nagpur Dist. (M.S.)

NOTARY RAKESH N MOHOD DIST NAGPUR (M.S. INDIA) Regd. No 15138 GOVT OF INDIA

GOVT. OF INDIA SEAL OF NOTARY Rakesh N. Mohod 15138 DIST NAGPUR (M.S) INDIA REG. NO.

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