



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
SC 939089

NOTARIAL Reg.
ENTRY No. 4140
Date 29/07/2017

25 JUL 2017

Stamp Head Clerk / St. Clerk

FORM 'B'

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 by M/S. NAKSHATRA INFRAVENTURE, a Partnership Firm,
having its Plot No. 10-C, Flat No. 103, K. B. Tower, Nagar Vikas Society, Manish Nagar,
Somalwada, Nagpur and acting through its Authorised Partners (1) MISS. SHIVANI D/o
VIJAY RAUT, Aged About 23 years Occupation – Business, Resident of Plot No. 69,
Chhatrapati Nagar, Wardha Road, Nagpur, Pin Code No. 440015, (2) MRS. ANURADHA W/o
PRAVIN GULRANDHE, Aged About 43 years Occupation – Business, Resident of Plot No.
10-C Flat No. 103, K. B. Tower, Nagar Vikas Society, Manish Nagar, Somalwada, Nagpur,
Pin Code No. 440015, Tahsil and District – NAGPUR, (3) MRS. SADHANA W/o PRAMOD
RAKSHAMWAR, Aged About 53 years Occupation – Business, Resident of 492, Nehru
Nagar, Nandanwan Road, Nagpur, Pin Code No. 440009, Tahsil and District NAGPUR,
(Promoter) of the proposed project "NAKSHATRA-I"
M/S. NAKSHATRA INFRAVENTURE, acting through its Authorised Partners (1) MISS.
SHIVANI D/o VIJAY RAUT, (2) MRS. ANURADHA W/o PRAVIN GULRANDHE, (3) MRS.
SADHANA W/o PRAMOD RAKSHAMWAR are duly authorized by the promoter of the
proposed project do hereby solemnly declare, undertake and state as under:



दस्तावेज प्रकार

(Nature of document)

Bond

क्या ये दस्तावेज पंजीकृत होना चाहिए?

(Whether it is to be registered?)

हां/नाहीं
Yes/No

प्रापक/प्रापिका का विवरण

(Property Description at time)

प्रापक/प्रापिका का नाम और हस्ताक्षर

(Stamps Purchaser's Name & Signature)

Nalashan Intenventure

यदि अन्यथा नाम दें, यदि हो तो

If through other person then Name

Address & Signature

दूसरे पक्ष के नाम

Name of the other party

Jamhar

स्टाम्प शुल्क राशि

(Stamp Duty Amount)

annul

स्टाम्प नंबर/दिनांक

(Stamp No / Date)

29 JUL 2017

प्रापक/प्रापिका का पता

प्रापक/प्रापिका का पता

Smt. J. R. Kamble

Stamp Vendor

Khamla Chowk, Nagpur

L. No. 11 / 1998

Code NO. 4501046



- That, the Promoter has a legal title Report to the land on which the development of the proposed 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.

- That, No litigation is pending related to any right, title, interest in the project.
- That, the Promoter undertakes to complete the project on or before 30.03.2018.
- **For ongoing project on the date of commencement of the Act.**
- That seventy per cent of the amounts to be realised hereinafter by promoter 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.
- That the amounts from the separate account shall be withdrawn in accordance with Rule 5
- 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.
- That, the promoter shall take all the pending approvals on time, from the competent authorities.
- 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.
- That, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 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.



1)

(MISS. SHIVANI VIJAY RAUT)

2)

(MRS. ANURADHA PRAVIN GULRANDHE)

3)

(MRS. SADHANA PRAMOD RAKSHAMWAR)
(Authorized Signatory)
(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 _____

1)

(MISS. SHIVANI VIJAY RAUT)

2)

(MRS. ANURADHA PRAVIN GULRANDHE)

3)

(MRS. SADHANA PRAMOD RAKSHAMWAR)

(Authorized Signatory)

(Deponent)



SWORN SOLEMNLY AFIRMED BY

.....Shivani.....Vijay Raut.....

WHO IS PERSONALLY KNOWN

TO ME IDENTIFIED BY

.....Anuradha Pravin Gulrandhe.....

BEFORE ME THIS THE 29 DAY OF 07

2017 AT NAGPUR

Varsha B. Jaiswal
NOTARY
Nagpur (M.S.)
INDIA