



महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
11AA 26143

17 JAN 2023

NOTARIAL REG

ENTRY No. 3868

DATE 31/1/2023

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, Suyash Vithaldas Tapadiya (PAN: ACTPT1565C) co-promoter of proposed project and resident of Flat No.601, Plot No. 222, Ashirwad Enclave, Kharetown Dharampeth Nagpur 440010 hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed is to be carried out. 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 the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us from the date of registration of project is 31/12/2023 and the revised date will be 31/12/2023
4. That seventy per cent of the amounts realized 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.



For PRATHMESH ENTERPRISE


Partner

- 4.a The proposed Land at Zingabaitakli is owned by me (Suyesh Vithaldas Tapadiya, formerly known as Pankaj Vithaldas Tapadiya) and Mr. Satnamsingh Sokhi, Jointly.
5. That the amounts from the separate account shall be withdrawn in proportion to the percentage of completion of the project.
6. That I 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.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For PRATHMESH ENTERPRISE

Deponent Partner

Verification

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

For PRATHMESH ENTERPRISE

Deponent Partner

Verified by me at Nagpur on this 20th January 2023



SWORN BEFORE ME ON THIS 31st
DAY OF Jan 2023 AT NAGPUR BY
SHRI / SMT. / Ku. Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. Advocate, NAGPUR.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

