



महाराष्ट्र MAHARASHTRA

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FOR TREASURY
34AA 197833

NOTARIAL REG.

ENTRY NO. 4899

DATE 13.6.2023

09 JUN 2023

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

Notary Clerk / Sr. Clerk

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PARTNER OR ANY PERSON AUTHORIZED BY THE
PARTNER

Affidavit cum Declaration

Affidavit cum Declaration of Shri Nitin Devidas Kirpane, Promotor of the proposed project
"PYRAMID GLORIA".

I, **Shri Nitin Devidas kirpane**, Promotor of the proposed project do hereby solemnly declare,
undertake and state as under:

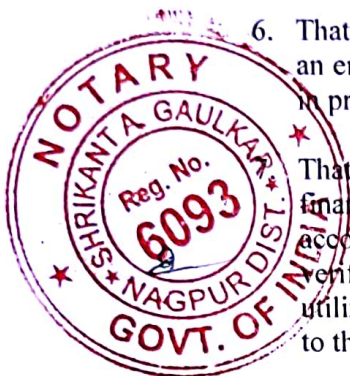
1. That we have a legal title to the land on which the layout of the project is proposed

AND

We legally have valid authentication of title of such land along with an
authenticated copy of the agreement and sale deed between the owner and promoter
for the Land/ layout is enclosed here with.



2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.
 3. That the time period within which the building shall be completed by us is **31/03/2028**
 4. That seventy per cent of the amounts realized by me/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.
 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
- That we 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 amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
 9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That we shall not discriminate against any allottee at the time of allotment of any, plot, as the case may be, on any grounds.



[Signature]
Deponent

Verification

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

Verified by me at **13** Day of **June** of **2023**.



[Signature]
Deponent

Advocate *[Signature]*
Adv.

SHILPA GUPTA
ADVOCATE

207, Dhanashri Apts, TB-3rd Fl.
Tukdoji Sq., Manewada Rd., Nagpur-24
Mob.: 9764003297
Government No.: Mah/2796/2004

Sworn before me on this **13th** dt.
day of **June**, 20**23** at Nagpur by
Shri/Smt./Ku. N. D. Kirpane
R/o. Nagpur who has been identified
by Shri/Smt. **Self**
Advocate, Nagpur.

[Signature]
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA
M.: 9423054715

