



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY

34AA 367184

16 MAY 2023

Stamp Head Clerk / St. Clerk

NOTARIAL REG.
ENTRY NO. 1686
DATE: 26/5/2023

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

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 of Ms. Dhuni Constructions Pvt. Ltd. Promoter of the proposed project /duly authorized by the promoter of the proposed project, "Uranus Apartment" Cts/Sur/Kh. No. Plot No. 5,6,7,8,9 C.T.S. No. 154, Kh.No. 19/1Ja, 19/1Kha, 20/1Kha Mouza: Sonegaon Tah & Dist : Nagpur-440022 vide its/his/their authorization dated _____

We, Mr. Swapnil Gode & Mr. Amit Tarekar Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, make and state as under:

1. I, _____ / Promoter have / has a legal title to the land on which the development of the proposed project is proposed

OR

_____ have/has a legal title 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.



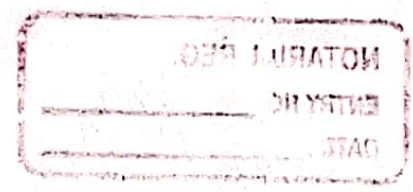
१) मृत्युदण्ड प्रमाण पत्र	पुणे
२) मृत्युदण्ड प्रमाण पत्र प्राप्त वारा ?	पुणे
३) मृत्युदण्ड प्रमाण पत्र प्राप्त वारा ?	पुणे
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११) मृत्युदण्ड प्रमाण पत्र	

धुणी केंद्र शाखा पुणे
पुणे गावात

Brijwal.

6969 18 MAY 2023

यशवंत एस. पाटील
मृत्युदण्ड प्रमाण पत्र, त. २५०/८८ रु. १६९९९९
जिल्हाधिकारी परिसर, त. कार्यालय, नारायण (पुणे)



2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances_____including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is. (30/06/2025)

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.

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

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules

and regulations made under the Act.

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

Dhuni Constructions Pvt. Ltd.

Deponent

Directors

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 26th May 2025



Dhuni Constructions Pvt. Ltd.

Deponent

SWORN/SOLEMNNY AFFIRMED BY

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY

BEFORE ME THIS THE 26 DAY OF May 2025 AT NAGPUR

RAJI K. PILLAI

NOTARY

NAGPUR DIST. (M.S.) INDIA

