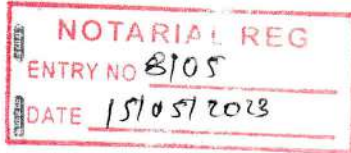




महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
34AA 549897



09 MAY 2023

Clerk / Sr. Clerk

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/ CO-
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of 1) SMT. SHUBHA W/o RAVINDRA KUMAR KANFADE, 2) SHRI. KUPPUSWAMY SHIVA RAMAN, 3) SHRI. MOHAN S/o ANANT KELKAR, 4-A) SHRI. PRAVIN S/O PRABHAKARRAO PANDE, 4-B) MRS. SAVITA W/o SANJAY BRAMHE, 5) SHRI. PRAKASH S/o LAXMIKANT PANDE, 6) SMT. SUREKHA W/o SURESH DHAWALE, 7) MISS. SANDHYA D/o PRABHAKAR BHALERAO 8) SHRI. PREMRAJ S/o PULLAIYA BODALKAR, 9-A) SHRI. GOPALKRISHNAN SUBRAMANIAM IYER, 9-B) MRS. SUJATA W/O SUBRAMANIAM IYER, 10-A) SHRI. R. KRISHNAN S/o LATE SHRI. A.K. RAMAIYER, 10-B) MRS. KAMALA W/o R. KRISHNAN, 11-A) SHRI. SANTOSH S/o MADHAOVRAO JOSHI, (11-

11 5 MAY 2023

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक 5889 /दिनांक	
२) दस्ताचा प्रकार <i>an</i>	
३) दस्त नोंदणी करणार आहेत काय ? होय/नाही	
४) मिळकतीचे धोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही <i>देव मर्यादा/८८५</i>	
६) हस्त असल्यास त्याचे नाव, पत्ता व सही <i>अश्विनी</i>	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम <i>100</i>	
प्रतिशः एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४५ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापारून ६ महिन्यात वापरणे बंधनकारक आहे.	

NOTARY
OFFICE
JALGAON

B) MRS. MEENA W/o PRADEEP KHANDEKAR (Nee MISS. MEENA D/o MADHAORAO JOSHI), (11-C) SHRI. KAUSTUBH S/O ANIL SADHU (Secretary/ Authorised Signatory), 12-A) SHRI. PRABHAJAN S/o DATTATRAYA DESHMUKH, 12-B) SHRI. RAVINDRA S/o DATTATRAYA DESHMUKH, 13) SHRI. YASHWANT S/o MADHUSUDAN JOSHI, 14-A) SHRI. YASHWANT S/o MADHUSUDAN JOSHI, 14-B) MRS. MEDHA W/o YASHWANT JOSHI, 15) SHRI. V. DHARMARAJAN VENKATARAMAN IYER, 16) MRS. PRAJKA W/o PRAVIN TUMBDE, 17-A) SHRI. RANVIRSINGH CHOUHAN, 17-B) MRS. PRACHI W/o VIKAS SINGH BAYAS (NEE MISS. PRACHI D/o RANVIR SINGH CHOUHAN, 17-C) MISS. SHRUTI D/o RANVIRSINGH CHOUHAN, 18-A) SMT. ARCHANA Wd/o LATE SHRI. AJIT PANDE, 18-B) MISS. ANAGHA D/o LATE SHRI. AJIT PANDE (Collectively Called as Land Owners of the Project) acting through their duly Constituted Attorney M/s. DEV ASSOCIATES, (PAN AUBPJ1502D) A Proprietorship Firm, having its Office at Plot No. 53, MADHAV NAGAR, Nagpur and acting through its Proprietor MR. DEOVRAT JAISWAL of the proposed New project "1 DEV HEIGHTS", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

Project Details: "1 DEV HEIGHTS" Situated at Plot No.1 & 2, KH. NO. 72, WARD NO. 75, CTS NO.- 2098/1, SHEET NO. 40, NMC HOUSE NO. 3647 & 3648, MOUZA-KHAMLA, PANDE LAYOUT, Village NAGPUR, Tah and Dist Nagpur-440025

I, Shri Deovrat Jaiswal (Constituted Attorney) of the Project duly authorized by the promoter/ Land Owner of the proposed New 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 31-12-2025.

4. (a) For New projects:-

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.

(b) 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.

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.
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.

For (Land Owner/Co-Promoter),

Dev Associates

DEOVRAT JAISWAL

Proprietor
(Constituted Attorney)

(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 12th May 2023.

For (Land Owner/Co-Promoter),

Dev Associates

DEOVRAT JAISWAL

(Constituted Attorney)

(Deponent)

Be Sworn Solemnly Affirmed
by as above

Who is personally Known to
me / identified by 15th day
of May 2023 at Nagpur

Archana D. Jaiswal
15/05/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010.

