



महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY

34AA 726804

25 APR 2023

NOTARIAL REG.

ENTRY NO. 130

DATE 02/05/2023

Head Clerk / Sr. Clerk

FORM 'B'

[See Rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **NIRMAAN INFRA** (PAN :- **AASFN5950G**) a Partnership Firm, having its Office at Flat No.402, Jagannath Enclave Above Punjab national Bank Manish Nagar-440037; promoters of the proposed project "**CENTRAL HEIGHTS - 1**" Block A/B/C Known as **TAKSH, KRISHNA, SHREYAS** in ALL THAT piece and parcel of land bearing **Plot No. 1** admeasuring area **3213.566 Sq. Mtrs.**, being a part & portion of entire land bearing **Kh. No. 185/1/A**, containing by total admeasuring 12000 Sq.



१) मुद्रांक दिखी नीचे तही अनु क्रमांक	२६६६	दिनांक	२८/८/२०२३
२) दस्तावेज प्रकार	विलीन		
३) दस्त भाषणो वर वा भाषण काव	हीकनारी		
४) मिळाले	इतरेन		
५) मुद्रांक	मिळाले इतरेन		
६) तारीख	२८/८/२०२३		
७) दुसऱ्या वर	—		
८) मुद्रांक पुनः	५००१		
टी. एन.	मुद्रांक दिखिले तही अनु क्रमांक २६६६ वर वा भाषण काव		
	मिळाले इतरेन		

ज्या कारणामाती उजवो मुद्रांक उजवो विला त्यानी न्याय कार्यालयी मुद्रांक

करणी कार्यालयी मुद्रांक वर वा भाषण काव



(i.e. 1.20 H.R.) of **Mouza- PIPLA**, P.H. No. 38, within the limits of the Nagar Panchayat Besa-Pipla, in Tah. Nagpur (Rural) & Dist. Nagpur.

We; (1) Mr. Ashok DhirubhaiBhuva (2) Mr. Ashish ArunNilawar(3) Mr. JitendraManindranath Bose(4) Smt. VarshaWd/O. RajendraKondawar,(5) Mr. AniketJagannathKhandaskar(6) Mr. SatishVasantraoBelsare,(7) Mrs. Archana W/O. Sandeep Madurwar(8) Mr. MilindPrabhakarBhawasar,(9) Mr. RatneshSudhakarraoParalkar (10) Mr. Vinod Ramesh Paralikar(11) Mr. DamodharraoShamraojiDandekar,promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. We;(1) Mr. Ashok DhirubhaiBhuva (2) Mr. Ashish ArunNilawar(3) Mr. JitendraManindranath Bose(4) Smt. VarshaWd/O. RajendraKondawar,(5) Mr. AniketJagannathKhandaskar(6) Mr. SatishVasantraoBelsare,(7) Mrs. Archana W/O. Sandeep Madurwar(8) Mr. MilindPrabhakarBhawasar,(9) Mr. RatneshSudhakarraoParalkar (10) Mr. Vinod Ramesh Paralikar(11) Mr. DamodharraoShamraojiDandekar,have a legal title Report to the land on which the development of "**CENTRAL HEIGHTS - 1**"the proposed project is to be carried out.
2. That the project land is free from all encumbrances.
3. That the period within which the project shall be completed by promoters is 31/12/2028.
4. That seventy percent of the amounts to realize hereinafter by promoters 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/development cost and the land cost and shall be used only for that purpose.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.
6. That we the promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we the promoters shall take all that pending approvals on time, from the competent authorities.
8. That we the promoters 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 we the promoters have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



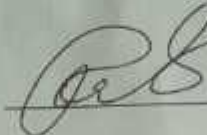
10. That we the promoters shall not discriminate against any allottee at the time allotment of any plots, as the case may be.

Verification

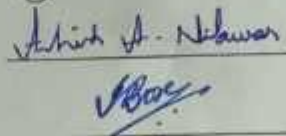
The contents of our affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Nagpur on this 1st day of May, 2023.

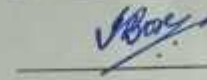
(1) Mr. Ashok Dhirubhai Bhuvra



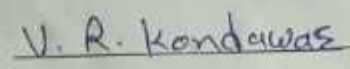
(2) Mr. Ashish Arun Nilawar



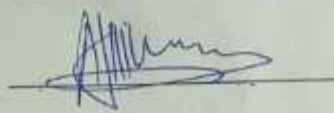
(3) Mr. Jitendra Manindranath Bose



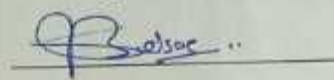
(4) Smt. Varsha W/O. Rajendra Kondawar



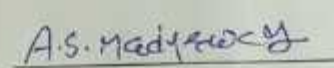
(5) Mr. Aniket Jagannath Khandaskar



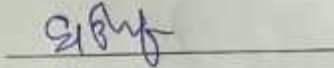
(6) Mr. Satish Vasant Rao Belsare,



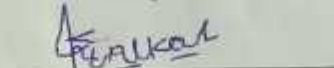
(7) Mrs. Archana W/O. Sandeep Madurwar



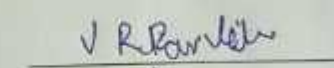
(8) Mr. Milind Prabhakar Bhawasar,



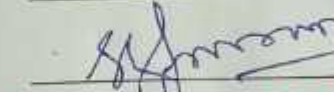
(9) Mr. Ratnesh Sudhakar Rao Paralkar



(10) Mr. Vinod Ramesh Paralikar

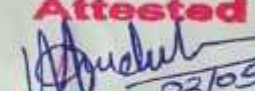


(11) Mr. Damodhar Rao Shamraoji Dandekar,

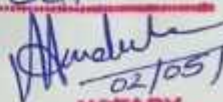


Deponents



Attested

02/05/2023
Ms. Archana Ramesh Mendole
Advocate & Notary
Behind "Khobragade Hospital",
Ganeshpeth, Nagpur-440013.

Sworn before me on this 2nd day of May 2023 at Nagpur by
Shri/Smt./Co. Ashok Bhuvra & other
R/o Nagpur who has been identified
by Shri/Smt. Self
Advocate, Nagpur.


02/05/2023
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

