भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

NOTARIAL REG.
ENTRY NO. 15394
DATE 4/12/2023

NOTARY
PURUSHOTTAM N. PORKUTE
NAGPUR DISTT. (M.S.)
REGD. No. 3510
GOVT. OF INDIA

NAGPUR TREASURY
76AA 904178
30 NOV 2023

AFFIDAVIT CUM DECLARATION

Form 'B'

[See rule 3(6)]

I, Mr. Sanjay Mahakalkar, Partner of **M/s Shivlaxmi Land Developer** a Partnership Firm (PAN AELFS9603J), is duly authorized as Partner /Promoter to submit Affidavit cum Declaration for the project named as **"Shivankar Layout"** consisting of plots to be carved out on all that piece and parcel of non-agricultural land bearing Khasra / Survey No. 64/4 of Mouza Tarodi (Khurd), P.S.K. 33 having an area of 1.7830 Hectares (i.e. 17830.00 Sq. Mtrs.), held in occupancy Class - 1 Rights, situated at village Tarodi (Khurd), within the limits of Nagpur Metropolitan Region in Tahsil - Kamptee and District Nagpur do hereby solemnly declare, undertake and state as under:

1- That M/s Shivlaxmi Land Developer and its partners have clear legal title on the land bearing Khasra Number 64/4, Mouza Tarodi (Khurd) , Tahsil Kamptee, District Nagpur on which the "Shivankar Layout" a project of plots is proposed. We have enclosed the authenticated copy of title Certificate dated 07/10/2023 by Advocates M/s Sandeep Shastri And Associates of Nagpur .
2- That the project land is free from all encumbrances.
3- That the project shall be completed on or before ..11...September 2026

4- That hundred percent of the amounts to be realized hereinafter by us 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 for the that purpose.

5- That the amounts form the separate account shall be withdrawn in accordance with Rule 5.

6- That we shall get the accounts audited within six months after the end of every financial year by a 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 shall take all the pending approval on time, from the competent authorities.

8- That we 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10- That we shall not discriminate between different Allotees for the plots at the time allotment of plots to them.

Sanjay Mahakalkar

Partner M/s Shivlaxmi Land Developer

Deponent

At Nagpur on 4th December 2023

NOTARY PURUSHOTTAM N PORKUTE NAGPUR DISTT. (M.S.) REGD.No 3810 GOVT. OF INDIA

Verification

The contents of this affidavit cum declaration are true to the best of my knowledge and belief and no facts and figures are concealed and/or misstated in the in same . If any information is found to false I shall be liable for prosecution under the Indian Penal Code and other applicable laws.

Sanjay Mahakalkar

Partner M/s Shivlaxmi Land Developer

Deponent

At Nagpur on 4th December 2023

SWORN Solemnly affirmed
by Above deponent
who is ~~Personally Known~~
to me identified by
before me on this the 4th
day of Dec at Nagpur
2023.

4/12/2023

PURUSHOTTAM
N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M.S.)

NOTARY PURUSHOTTAM N. PORKUTE NAGPUR DIST. (M.S) Reg. No. 3810 GOVT. OF INDIA

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