भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NRS No. 2498
DATE 15 DEC 2023

NAGPUR TREASURY
55AA 272423
21 NOV 2023
Stamp Head Clerk / Sr. Clerk

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/S MUKUNDA KESHAVAM REALTORS Through Its Partner Shri Vrajesh S/O Paresh Ved** promoter of the proposed project **"MUKUNDA KESHAVAM CITY 9"** / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **09/12/2023;**

I, **Shri Vrajesh S/O Paresh Ved, Partner of M/S MUKUNDA KESHAVAM REALTORS** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
Shakuntala K. Jain
Dist Nagpur
R No. 4670
GOVT. OF INDIA

दस्त क्रमांक 9493/23

१) नोंदणी कशाचा आहे काय?

३) नोंदणी होणार असलेले दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र.

४) मिळकतीचे वर्णन

५) मोबदला रक्कम ५७४१ केशवम विमलजी

६) मुद्रांक विकत घेतल्याचे नाव

७) दुसऱ्या पक्षकाराचे नाव

८) हस्ते अस्तित्व

९) मुद्रांक शुल्क 100

१०) मुद्रांक विक्री क्रमांक 22964 दिनांक 24/11/23

११) मुद्रांक विकत घेणाऱ्याची सही

सुशील जिरेजाळे

मुद्रांक विक्रेता ला.क. 24/9

जिल्हाधिकारी एरीसर स. कार्यालय नागपूर

NOTA
Shakuntala
Dist. Na
R No.
GOVT. O

GOVT. OF INDIA

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

AND

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 the said land is free from all encumbrances.

OR

That details of encumbrances **Nil** 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 **31/03/2026.**

4. That seventy per cent of the amounts realised 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 utilised 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.


NOTA
Shakuntala
Dist. Na
R No. 4
GOVT. OF

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.

(Shri. Vrajesh S/o Paresh Ved)
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 09th on this December day of 2023

(Shri. Vrajesh S/o Paresh Ved)
Deponent

NOTARY
Shakuntala K. Jain
Dist. Nagpur
R No. 4670
GOVT. OF INDIA

Document present by parties
Notarised as per ID Adhar Card
Known if any thing found wrong parties
are responsible for the same

N.R.S No. 2498
Solemnly affirmed before me by
Shri. Vrajesh Paresh Ved
who is personally known to me has
been identified by Shri. _____
Advocate whom
personally known.
15 DEC 2023
Date

MRS. SHAKUNTALA K. JAIN
Advocate & Notary Public
Dist. NAGPUR
Govt of India Reg. No. 45[illegible]

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CANCELLED CANCELLED CANCELLED

