



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
CD 424834

10 NOV 2023

Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.

ENTRY NO. 24251
DATE 24 NOV 2023

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Bhikulal Jugalkishore Bajaj Promoter of the proposed project

I, Bhikulal Jugalkishore Bajaj, Promoter of the proposed project named Mohini Park situated at Kh No 145/3, Panjri (BU), Nagpur (Gramin), Nagpur do hereby solemnly declare, undertake and state as under:

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

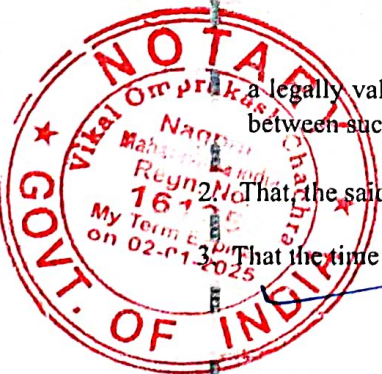
AND

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, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is 5 years i.e till 01/11/2028.

[Signature]

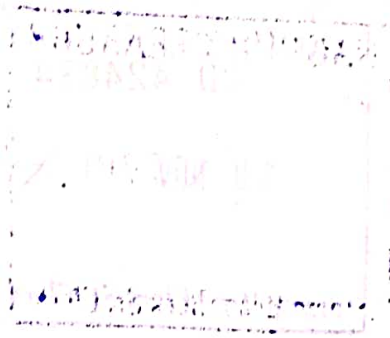


- १) मुद्रांक विक्री नोंदवही अनु.क्रमांक... 29148
 २) दिनांक:..... 17-11-2023
 ३) दस्तावा प्रकार:.. Undertaking.....
 ४) दस्त नोंदणी करणार आहेत का? होय/नाही
 ५) मिलाकतीचे थोडक्यात वर्णन-...
 ६) मुद्रांक विक्रीत येणाऱ्याचे नाव व राही... शिवाजीराज अलकेशोर
 ७) हस्त असल्यास त्यांचे नाव व राही... धनपते नाम
 ८) दुराऱ्या पदाकाराचे नाव.....
 ९) मुद्रांक शुल्क रक्कम... 500/-
 १०) दिनांक : 17-11-2023

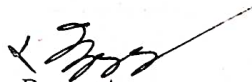
सुबोध एस. देजरे
 ज्युडिशियल मॅजिस्ट्रेट
 स्टेशन रोड ला. नं. १/१६,
 तहसिल कार्यालय, नागपूर
 फोन नं. 4601059



For



4. That, seventy per cent of the amounts realized 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.
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 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 shall take all the pending approvals on time from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.

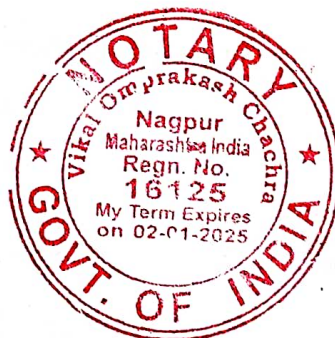

Deponent

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 17th day of November, 2023

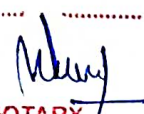



Deponen



24 NOV 2023

Sworn before, on this 24th
day of NOV 2023 at Nagpur by
Shri/Smt./Ku. B. J. B. B. B.
R/o. Nagpur who has been identified
by Shri/Smt. _____
Advocate, Nagpur


NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

