भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY 76AA 071137

30 JAN 2024

Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 2410
DATE 03/02/2024

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

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

Affidavit cum Declaration

Affidavit-cum-Declaration of **Smt. Nanda Dinesh Bante** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29/12/2023;

I, **Smt. Nanda Dinesh Bante** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. **The Nirmal Ujjwal Credit Cooperative Society Ltd.** has a legal title to the land on which the development of the proposed project is to be carried out.

NOTARY KIRAN U. WADYALKAR Dist Nagpur (M.S.) INDIA Regd. No. 9099 My Term Expires on 20-10-2025 GOVT. OF INDIA

१) दस्ताचा प्रकार/अनुक्रमांक — कुलमुखत्यारपत्र

२) दस्त नोंदणी करणार अहेत काय ?

३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालय

४) मिळकतीचे वर्णन

५) मोबदला रक्कम

६) मुद्रांक विकत घेणाऱ्याचे नाव — निलेश अशोक डोंगरे व इतर २

७) दुसऱ्या पक्षकाराचे नाव

८) हल्ली असल्यास त्यांचे नाव व पत्ता

९) मुद्रांक शुल्क रक्कम

१०) मुद्रांक विकी नोंद वही अनु. क्रमांक — ५९५२ दिनांक 2/2/2024

११) मुद्रांक विकत घेणाऱ्याची सही

प्रमोद एम. सुपेकर — मुद्रांक विक्रेता

रघुजी नगर

2. That, the said land is free from all encumbrances and **no security interest has been created in the project.**

OR

That, details of encumbrances **NA** 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 **30/12/2028**

4. That, seventy per cent of the amounts realized 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 / 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.

RY ADYALKAR Nagpur INDIA Regn. No 9099 My term Expires on 20-10-2026 VT. OF INDIA

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.

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 2nd day of February, 2024.

Deponent

NOTARY KIRAN U. WADYALKAR Dist. Nagpur INDIA Regn. No 9099 My Comm. Expires GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Deponent
WHO IS PERSONALLY KNOWN TO ME IDENTIFIED BY Self
BEFORE ME THIS THE DAY OF 03/02/2024
AT. NAGPUR.

KIRAN U. WADYALKAR
NOTARY
DIST. NAGPUR (M.S.) INDIA

NOTARY Sau. KIRAN U. WADYALKAR DIST. NAGPUR (M.S.) INDIA REGD. NO. 9099 GOVT. OF INDIA

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