भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
99AA 817370
8 APR 2024
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 4591
DATE 10.5.2024

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **UMAKANT MENDHE**, Promoter of the Proposed project.

I, Mr. **UMAKANT MENDHE**, Promoter of the Proposed project named and styled as **"MANGALMURTI III"**, Plot No. 241 and 242 total admeásuring 630 square meters, being part and portion of entire land bearing Kh. No. 66, 67/2, 67/5, 67/6 of Mouza – Ajni, Nagpur, 440015, do hereby solemnly declare, undertake and state as under:

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

2. That the project land is free from all encumbrances,

NOTARY
SHRIKANT A. GAULKAR
Reg. No. 6093
NAGPUR DIST.
GOVT. OF INDIA

१) दस्ताचा प्रकार / अनुक्रमांक फक्त

२) लिहून घेणारी व्यक्ती

३) मोबदला रक्कम

४) बाजारभाव

५) शेरा

६) मुद्रांक

७) दुय्यम

८) सादर

९) पुस्त

१०) पृष्ठ

११) मुद्रांक

उमाकांत विठ्ठलराव मेंढे

प्रदीप [illegible] मेंढे

3091 2411812024

पी. पी. डोंगरे

मुद्रांक विक्रेता परवाना क्र. २/४० दिनांक ०१/०१/२००४
जिल्हाधिकारी नागपूर व. अधीक्षक नागपूर (शहर)

[redacted]

NOTA
SHRIKANT A. G
Reg. Nk
609
NAGPUR
GOVT. O

3. That the time period within which the project shall be completed by the promoter from the date of registration is 31/12/2027.

4. That seventy per cent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That the promoter 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 the promoter shall take all the pending approvals on time from the competent authorities.

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

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

GHARKUL INFRA

Proprietor

DEPONENT

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Nagpur** on this **10th** day of **May, 2024.**

GHARKUL INFRA

Proprietor

DEPONENT

NOTARY SHRIKANT A. GAULKAR Reg. No. 6093 NAGPUR DIST. GOVT. OF INDIA

Sworn before me on this 10th dt. day of May 2024 at Nagpur by Shri/Smt./Ku. U. V. Mendhe, R/o. Nagpur who has been indentified by Shri/Smt. Sdl. Advocate, Nagpur.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA
M.- 9423054715

NOTARY SHRIKANT A. GAULKAR Reg. No. 6093 NAGPUR DIST. GOVT. OF INDIA

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