



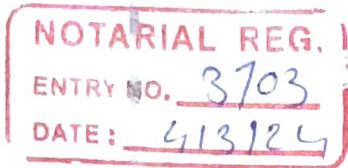
महाराष्ट्र MAHARASHTRA

● 2023 ●

75AA 717807

22 FEB 2024

Notary Public, Sr. Clerk



FORM - 'B'

[See rule

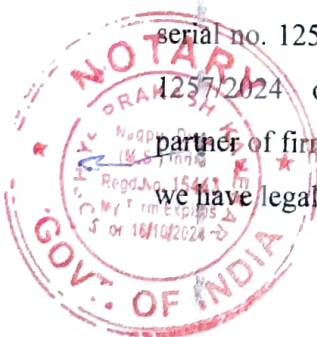
3(4)]

DECLARATION,

A F F I D A V I T C U M D E C L A R A T I O N

We /I M/S. **NANDIISH BUILDERS AND DEVELOPERS**, through its authorized partner namely **SHRI. DEVENDRA MURLIDHAR BHONGADE**, aged about 44 years, Occ. Business, R/o. Ramsumer Nagar, Old Kampthee Road, Kawalapeth, NAGPUR- 440002, do hereby solemnly declare, undertake and state as under:-

1. That, I have legal title to the project land by virtue of Development Agreement on dated 13/02/2024 registered before the Sub Registered Office Nagpur (Rural) -10, at serial no. 1256/2024 and Registered Power Of Attorney on dated 13/2/2024 at serial no. 1257/2024 on which the development of the project is proposed in the capacity of partner of firm, being Developers and on the basis of Power of Attorney as a owner and we have legally valid authentication of title of such land along with an authenticated copy



27 FEB 2024

१) प्रमाण पत्र नोंद वही अन् घामाक ४२१९० / दिनांक

२) दफतरी प्रमाण

प्रमाणपत्र

३) प्रमाण पत्र

४) निवेदन पत्र

५) प्रमाण पत्र

६) प्रमाण पत्र

७) प्रमाण पत्र

८) प्रमाण पत्र

(००५)

वेद भ. शोभा  
२०१५९

फोन नं. ३३०७१२०

प्रमाणपत्र परिसर, गावा

प्रमाणपत्र

प्रमाणपत्र

ज्या कोणासाठी प्रमाणपत्र देणे त्या व्यक्तीला त्या प्रमाणपत्रावर प्रमाणपत्र देणे आवश्यक आहे



of the sanction for development of the real estate project is enclosed herewith under named and style "**NAND YASHODA HIGHRISE**" situated at Mouza Narsala, bearing K.H. No. 6A and 6B, P.H NO.37 , area 1925.13 sq. Mtr., Class I, Tahsil Nagpur (Rural) .Distt. Nagpur and aforesaid buildings shall construct under name and style "**NAND YASHODA HIGHRISE**" building no.1.

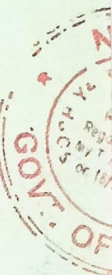
2. That, the said land is free from all encumbrances.
3. That the time aforesaid building construction shall be completed by me till date 30/12/2030.
4. That, seventy percent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction/development 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 After three months i.e. Quarterly 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 shops, Apartments/flats on any grounds.



**DEPONENT**

#### **VERIFICATION**

We /I **M/S. NANDIISH BUILDERS AND DEVELOPERS**, through its authorized partner namely **SHRI. DEVENDRA MURLIDHAR BHONGADE**, aged about 44 years, Occ. Business, R/o. Ramsumer Nagar, Old Kamothee Road, Kawalapeth, NAGPUR- 440002, do here by verify the contents of my above Affidavit cum

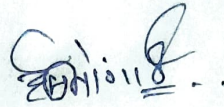


Declaration are true and correct to the best of my knowledge and I have not concealed any material facts hence Verified on this 4<sup>th</sup> day of March 2024 at Nagpur.

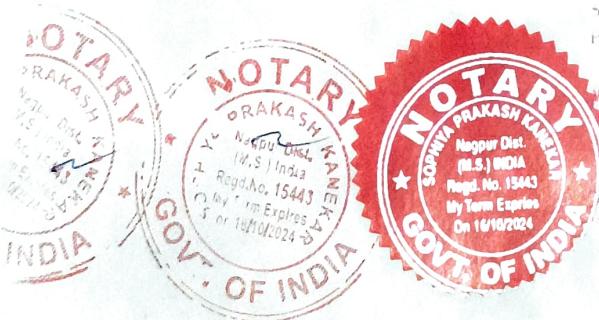
I know and identified

  
Adv. Anil H. Gulhane

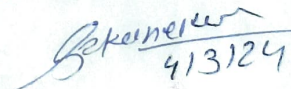
**M/S. NANDIISH BUILDERS AND DEVELOPERS**  
THROUGH ITS AUTHORIZED PARTNER  
**DEPONENT**



SHRI. DEVENDRA MURLIDHAR BHONGADE,



SWORN / SOLEMNLY AFFIRMED  
BY Devendra Murlidhar Bhongade  
WHO IS PERSONALLY KNOWN  
TO ME / IDENTIFIED BY Adv. A.H. Gulhane  
BEFORE ME THIS THE 4<sup>th</sup>  
March 2024 AT NAGPUR

  
413124

SOPHIA PRAKASH KANEKAR  
NOTARY  
T.H. NAGPUR  
NAGPUR (M.S.) 40

