



महाराष्ट्र MAHARASHTRA

2024

NAGPUR TREASURY
03AB 265861

28 MAY 2024

Stamp Head Clerk/Sr. Clerk

FORM - 'B'

[See rule

3(4)]

DECLARATION,

AFFIDAVIT CUM DECLARATION

We /I 1) **SHRI DIPESH ALLIAS DIPESH KUMAR PREMKUMAR JAIN**,
aged 39 years, Occ:- Business, R/o. Chhatrapati Nagar, Wardha Road, Nagpur- 440015,
2) **MRS.JAYSHRI W/O. SANDIP JAIN**, aged 38 years, Occ:- Business, R/o. Amar
Kirana store, Ramabai Ambedkar Nagar, Jaitala , Nagpur- 440022, are the land owner of
said project land and hereby declare and stated by Land owner as a deponent no. 1 and 2
on solemn affirmation; AND ,

संदिप जैन
जयश्री जैन
Dipesh Jain
Jayashree Jain

1) नाम	
2) पता	
3) उम्र	
4) शिक्षा	
5) व्यवसाय	
6) धर्म	
7) जाति	
8) लिंग	
9) रक्त समूह	
10) निवास स्थान	
11) मूल निवासी	

(100)

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दिपेवा जेठ

काशीग कावेक.

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19 JUN 2024.

Signature

पी.पी. ठाकरे

मुद्रांक निवेदन सं.क्र.२/८५ कोड का.४६०१००४

जिल्हाधिकारी परिसर त. कार्यालय नागपूर (शहर)



We the partner of M/S. NANDIISH BUILDERS AND DEVELOPERS namely
 3) **Shri. Devendera Murlidhar Bhongade** Age- 42, Occ. - Private, R/o. Plot No. 162, Juna Kamptee Road, kavalapeth, Nagpur - 440002, 4) **Ashish Arvind Rokde**, Age- 39, Occ. - Private, R/o. Ward No. 6, Prabhag No. 4, House No. 203, Kalmeshwar, Nagpur, Nagpur-441501, 5) **Shri Dipesh Allias Dipesh Kumar Premkumar Jain**, aged 39 years, Occ:- Business, R/o. Chhatrapati Nagar, Wardha Road, Nagpur- 440015, 6) **Shri, Sandip Sureshchandra Jain**, Age- 43, Occ. - Private, R/o. Amar kirana Store, Ramabai Ambedkar Nagar, Jaitala, Nagpur - 440022 , are the developer as deponent no. 3 to 6 state and declare that , all the deponent no. 3 to 6 who are partner's of M/s. Nandiish Builders and Developers shall develop the aforesaid project land do hereby solemnly declare, undertake and state as under:-

1. That, We the land owner having legal title to the project land and all the document are in the name of ours and even our name has been mutated on the 7/12 extract, Nagpur Municipal Corporation and all the concern department therefore we are having legal title of the said project land.

2. It is pertinent to note that we the land owner had executed 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 in favour of M/S. NANDIISH BUILDERS AND DEVELOPERS i.e. developers and thereby given all the right about Develop the project land by constructing various size apartment on the project land by constructing multistoried building. So also we have legally valid authentication of title of such land along with an authenticated copy of the sanction for development of the real estate project is enclosed herewith under named and style "NAND YASHODA HIGHRRISE" situated at Mouza Narsala, bearing K.H. No. 6A and 6B, P.H NO.37 , area 1925.13 sq. Mtr., Class 1, Tahsil Nagpur (Rural) , Distt. Nagpur and aforesaid buildings shall construct under name and style "NAND YASHODA HIGHRRISE " building no.1.

3. The Developers had registered their firm under name and style M/s. Nandiish Builders and Developers under the Indian Partnership Act 1932 on dated 17/11/2022 the firm Registration no. NGO00008195

4. That, the land owner and the developers hereby declared that the aforesaid project land is free from all encumbrances.

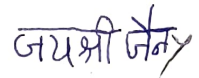
5. That the developer hereby declare that the aforesaid building shall be completed construction on the project land by the developer till date 30/12/2030.

9/12/24
 9/12/24
 जयश्री जैन
 जयश्री जैन
 जयश्री जैन

6. That, seventy percent of the amounts realized by land owner/Promoter/Developer 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.
7. 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.
8. 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.
9. 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.
10. That, I shall take all the pending approvals on time from the competent authorities.
11. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That, I shall not discriminate against any allottee at the time of allotment of shops, Apartments/flats on any grounds.



DEPONENT no. 1



DEPONENT no. 2

Land Owner of Project land



DEPONENT No. 3



DEPONENT. No. 4

4
DEPONENT. No. 5

DEPONENT No. 6

Land Developers

VERIFICATION

I/We **SHRI DIPESH ALLIAS DIPESH KUMAR PREMKUMAR JAIN**, aged 39 years, Occ:- Business, R/o. Chhatrapati Nagar, Wardha Road, Nagpur- 440015, Pan No.AICPJ8339D,AADHAR No. 4448 9902 6348, Email Id :- djramdun6@gmail.com, Mobile no. 9372128425, 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 14th day of June 2024 at Nagpur.

I know and identified deponents

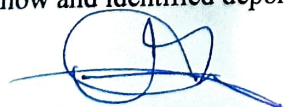

Adv. Anil H. Gulhane


DEPONENT

SOLEMN AFFIRMATION

I/We **SHRI DIPESH ALLIAS DIPESH KUMAR PREMKUMAR JAIN**, aged 39 years, Occ:- Business, R/o. Chhatrapati Nagar, Wardha Road, Nagpur- 440015, Pan No.AICPJ8339D,AADHAR No. 4448 9902 6348, Email Id :- djramdun6@gmail.com, Mobile no. 9372128425, do here by stated on solemn affirmation that the contents of above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts hence Verified and signed on this 14th day of June 2024 at Nagpur.

I know and identified deponents


Adv. Anil H. Gulhane


DEPONENT



FORE ME ON THIS ^{18th}
June 20 24 AT NAGPUR BY
SHRI / SMT. Dipesh P. Jain
BY NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. Anil H. Gulhane
ADVOCATE, NAGPUR.

[Signature]
S. R. MATTA
Advocate & Notary

910-B, Clarke Town, Nagpur-4

