

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 00AB 056386

25 JUN 2024

NOTARIAL REG
ENTRY No. 11247
DATE 4/7/2024

S.R. MATTA
NOTARY
NAGPUR CITY (M.S.)
GOVT. OF INDIA

FORM 'B'

[See Rule 3(6)]

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 MANOJ LAXMIKANT ITKELWAR and RAJU LAXMIKANT ITKELWAR (Joint Owners) Called as a Promoter and Landowner of the proposed New project **"LAXMI-NARAYAN PARK"** admeasuring 5014.19 Sq.Mtrs, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 02TH July 2024;

१) मुद्रांक विक्री नोंदवही अनुक्रमांक ११९९४ /दिनांक - 4 JUL 2024

२) दस्ताचा प्रकार

३) दस्त नोंदणी करणार आहेत का ? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही गणेश झटेकवाड

६) हस्ते असल्यास त्यांचे नाव पत्ता व सही.

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

संजय हरडे

मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४
जिल्हाधिकारी परिसर, न. कार्यालय, वसमत (शहर)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

Project Details: "LAXMI-NARAYAN PARK" admeasuring 5014.19 Sq.Mtrs Address:- Situated at KH No.12/1A, P.H. NO –18 Mouza - Pawangaon, Village - Pawangaon , Taluka – Kamptee, District - Nagpur-440035.

We, MANOJ LAXMIKANT ITKELWAR and RAJU LAXMIKANT ITKELWAR (Joint Owners) Called as a Promoter and Landowner of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

   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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/12/2029**.
4. **For New projects:-**
   That seventy per cent of the amounts realised 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 shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
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 utilised 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.

MANOJ LAXMIKANT ITKELWAR
(Proprietor and Authorised Signatory)
(Deponent)

RAJU LAXMIKANT ITKELWAR
(Proprietor and Authorised Signatory)
(Deponent)

Verification

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

Verified by me at on this day of **02th July2024**.

MANOJ LAXMIKANT ITKELWAR
(Proprietor and Authorised Signatory)
(Deponent)

RAJU LAXMIKANT ITKELWAR
(Proprietor and Authorised Signatory)
(Deponent)

S.R. MATTA NAGPUR GOVT. (M.S.) INDIA Regd No 6776 GOVT OF INDIA

NOTARY MRS. S. R. MATTA DIST. NAGPUR (M.S) INDIA REGD. No. 6776 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 4th DAY OF July 2024 AT NAGPUR BY SHRI/SMT./KU Raju Itkel R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT. ADVOCATE NAGPUR

Mrs. S. R. MATTA
Advocate & Notary
918-B Clark Town, Nagpur-6

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