भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

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

NOTARIAL REG
ENTRY No. 1056
DATE 9/1/2025

NAGPUR TREASU
CS 670005
03 JAN 2025
Stamp Head Clerk/Sr. Cl

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of, **SHAYONA VALLEY** (**Through Partner/Member Mr. Haris Niyaz Ali)** Promoter of the proposed project **"Shayona Valley 2"** situated on ALL THAT Piece and Parcel of land, being a portion of the entire land bearing Khasra number **196(Part), 197(Part) and 198**, area admeasuring 2.1 Hr, 0.4375 Hr and 0.36 Hr respectively (21,000 Sq mtr, 4375 sq mtr and 3600 sq mtr respectively) thus total area admeasuring as per ownership document 2.8975 Hectares (28975 Sq mtr), out which net plottable area admeasuring 14281.94 sq mtr have been utilized for the above mentioned project, held in Bhokwatdar Class - 1 Rights, situated at Mouza- Brahmanwada, in Tahsil Nagpur (Rural) &

दस्ताचा प्रकार ...

दस्त नोंदणी करणार असल्यास का? ...

मुद्रांकाचे थोडक्यात वर्णन ...

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता ... Shayara Valley

दस्त असल्यास त्याचे नाव व पत्ता ...

मुद्रांक शुल्क रक्कम ...

सी.एस. नारनवरे स्टॅम्प वेन्डर
लायसन्स नं. १/८९, तहसील कार्यालय, नागपूर
फोन नं. ...

Dt 3 JAN 2025

District – Nagpur 441501 duly authorized by the duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 11/11/2024.

I, **SHAYONA VALLEY,** Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 the said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 31st March 2029.
4. That seventy per cent of the amounts realised 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 utilised 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.
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.

DEPONENTS

SHAYONA VALLEY
(THROUGH PARTNER/MEMBER MR. HARIS NIYAZ ALI)
PROMOTER

Verification

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

Verified by us on this 3 day of January 2025.

DEPONENTS

SHAYONA VALLEY
(THROUGH PARTNER/MEMBER MR. HARIS NIYAZ ALI)
PROMOTER

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

SWORN BEFORE ME ON THIS 9th
DAY OF Jan 20 25 AT NAGPUR BY
SHRI / SMT./ Ku. Haris Niyaz Ali
R/o NAGPUR WHO HAD BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR

Mrs. S.R. MATTA
Advocate & Notary
Dr. Clarke Town, Nagpur

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

NOTARY NAGPUR GOVT. OF INDIA

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