भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

CS 670006

03 JAN 2025

NOTARIAL REG.
ENTRY No. 1055
DATE 9/1/2025

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

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 Shri Dilip Nilkanth Dehankar, Shri Ganesh Nilkanth Dehankar, Shri Ishwar Nilkanth Dehankar, Shri Yogesh Nilkanth Dehankar, Shri Dinesh Nilkanth Dehankar and Smt Kalpana Nilkanth Dehankar **acting through Power of Attorney Holder Shri Jigneshkumar Punambhai Patel** landowner of the land admeasuring 1.50Hr (15000 sq mtr) **of Kh 196(Part)** being one of Kh No of the proposed project **"Shayona Valley 2"** 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) & District – Nagpur 441501 duly authorized by the duly authorized by

१) दुय्यम निबंधक मौजे हवेली अनु.क्र. 3507

२) दस्ताचा प्रकार.....

३) दस्त नोंदणी करणार अर्जदार / वकील.

४) मुद्रांकाचे चोरीबाबत वर्णन .....

५) मुद्रांक विक्रेत बेणाऱ्याचे नाव व पत्ता Shayona Valley

६) हस्ते अस्तित्यास त्याचे नाव व पत्ता .....

७) दुसऱ्या पक्षकारांचे नाव .....

८) मुद्रांक शुल्क रक्कम.....

वी.एस. नारनवरे स्टॅम्प वेन्डर
गाव मं.१/८९, तहसील कार्यालय, नागपुर
कोड.नं. ४६०१०३७

- 3 JAN 2025

the Sanction Authorities of the proposed project, vide Is/his/their authorization dated **11/11/2024**.

I, Shri Dilip Nilkanth Dehankar, Shri Ganesh Nilkanth Dehankar, Shri Ishwar Nilkanth Dehankar, Shri Yogesh Nilkanth Dehankar, Shri Dinesh Nilkanth Dehankar and Smt Kalpana Nilkanth Dehankar **landowner of the land bearing Kh 196 (Part) acting through POA Holder**, project/duly authorized **Shri Jigneshkumar Punambhai Patel** being Partner/Member of **Shayona Valley, Current 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.

NOTARY NAGPUR DIST. (M.S.) Regd. No. 6776 GOVT. OF INDIA

DEPONENT

Shri Dilip Nilkanth Dehankar
Shri Ganesh Nilkanth Dehankar
Shri Ishwar Nilkanth Dehankar
Shri Yogesh Nilkanth Dehankar
Shri Dinesh Nilkanth Dehankar and
Smt Kalpana Nilkanth Dehankar
All landowner of the land bearing Kh 196(part)
ALL LANDOWNERS ACTING THROUGH POA HOLDER,
SHRI JIGNESHKUMAR PUNAMBHAI PATEL
MEMBER OF SHAYONA VALLEY

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.

DEPONENT

Shri Dilip Nilkanth Dehankar
Shri Ganesh Nilkanth Dehankar
Shri Ishwar Nilkanth Dehankar
Shri Yogesh Nilkanth Dehankar
Shri Dinesh Nilkanth Dehankar and
Smt Kalpana Nilkanth Dehankar
All landowner of the land bearing Kh 196(part)
ALL LANDOWNERS ACTING THROUGH POA HOLDER,
SHRI JIGNESHKUMAR PUNAMBHAI PATEL
PARTNER/MEMBER OF SHAYONA VALLEY

S. R. MATTA
NOTARY
NAGPUR DIST. (M.S.)
Reg. 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 9th
DAY OF Jan 2025 AT NAGPUR BY
SHRI / SMT./ Ku. Jigneshkumar P. Patel
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR

Mrs. S.R. MATTA
Advocate & Notary
91A-B, Clarke Town, Nagpur

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL