



महाराष्ट्र MAHARASHTRA

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FORM 'B'
[See rule 3(4)]



**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PARTNER OR ANY PERSON AUTHORIZED BY THE PARTNER**

Affidavit cum Declaration

Affidavit cum Declaration of Shri Nitin Marotrao Upare, Authorized Partner of **Swami Builders & Developers**, promoter and developer of the proposed project "**PYRAMID AMARA**".

I, Shri Nitin Marotrao Upare, Authorized Partner of the proposed project do hereby solemnly declare, undertake and state as under:

That we have a legal title to the land on which the layout of the project is proposed

AND

We legally have valid authentication of title of such land along with an authenticated copy of the agreement and sale deed between the owner and promoter for the layout is enclosed herewith.



मुद्रांक विक्री नोंदवही अनु. क्रमांक - / दिनांक
(Serial No. / Date)

NOV 2024

दस्तावा प्रकार
(Nature of document)

दस्त नोंदवही करणार आहे का ?
(Whether it is to be registered ?)

मिळवणीचे खोडव्याव वर्णन
(Property Description in brief)

मुद्रांक विक्रीत घेतल्याचे नाव व सही
(Stamp Purchaser's Name & Signature)

हस्त असल्यास त्याचे नाव, पत्ता व सही
(If through other person then Name, Address & Signature)

दुसऱ्या पक्षकाराचे नाव
(Name of the other party)

मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

पहिल्यांदाच मुद्रांक विक्रीसाठी सही व संपत्ती
तारीख मुद्रांक विक्रीचे ठिकाण / पत्ता



Stamp Vendor
L. No. 71 / 1996
Rachuji Nagar, Nagpur
Code No. 4601046
Stamp
L. No. 71 / 1996
Rachuji Nagar, Nagpur
Code No. 4601046

2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.
3. That the time period within which the building shall be completed by us is 31/12/2032.
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any plot, as the case may be, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 22 Day of Nov of 2024.

SWORN / SOLEMNLY AFFIRMED
BY Deponent
Advocate
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY Self
BEFORE ME THIS THE
DAY OF 22 Nov 2024
AT NAGPUR.

KIRAN U. WADYALKAR
NOTARY
DIST NAGPUR (M.S.) INDIA



Deponent

Deponent