भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

NAGPUR TREASURY
CZ 022478
04 APR 2025

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

NOTARIAL REG.
NOTARY No. 4259
DATE 25/4/2025

FORM "B"
[See rule 3(6)]

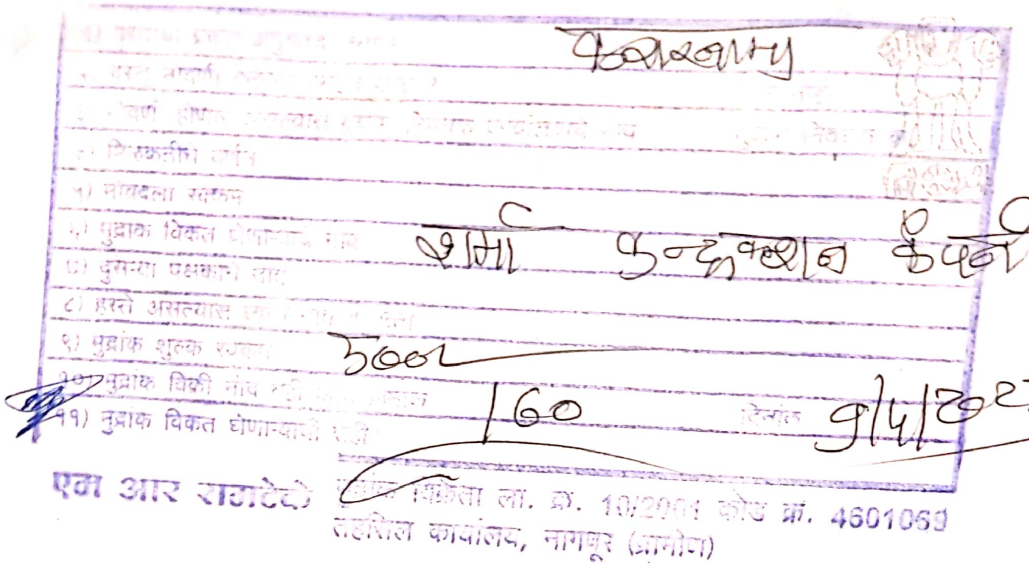
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sharma Construction Company – Project "NARMADA VIHAR-9" Kh. No. 14/1, Mouza Rui, Tahsil Nagpur Gramin, District Nagpur, Promoter of the Proposed Project / duly authorized by the Promoter of the proposed Project, vide its/his/their authorization dated

I/We, Ritesh Radheshyam Sharma, Aditya Ritesh Sharma, Raghav Ritesh Sharma, Akash Umesh Sharma and Umesh Radheshyam Sharma, Partners of **Sharma Construction Company** (a Partnership Firm) and Promoters of the proposed project **NARMADA VIHAR-9**, do hereby solemnly declare, undertake and state as under:-

1. That promoters have a legal title Report to the land on which the development of the project is proposed. OR I/We have a legal Title report to the land on which the development of the proposed project is to be carried out. AND a legally valid authentication of title of such land.

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2. That the project land is free from all encumbrances.

3. That the project shall be completed by us/promoter in the stipulated time as mentioned in the registration of project; i.e. **31.12.2029**.

4. (a) for New Projects :- 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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5, in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it has been certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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7. That We/the promoters 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 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/the promoters shall take all the pending approvals on time from the competent authorities.

9. That I/We 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.

10. That We/the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That We/the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

Deponents.

RITESH R. SHARMA ADITYA R. SHARMA RAGHAV R. SHARMA

AKASH U. SHARMA UMESH R. SHARMA

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

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VERIFICATION

The contents of our/my above affidavit cum Declaration are true and correct and nothing material has been concealed by us/me therefrom.
Verified by us at Nagpur on this 24th day of APRIL 2025.

Deponents.

RITESH R. SHARMA ADITYA R. SHARMA RAGHAV R. SHARMA

AKASH U. SHARMA UMESH R. SHARMA

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

SWORN BEFORE ME ON THIS 25th DAY OF April 25 AT NAGPUR BY SHRI / SMT./ KU Ritesh R. Sharma and Others R/O NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. ..... ADVOCATE, NAGPUR.

Mrs. S.R. MATTA
ADVOCATE & NOTARY
918-B, Clarke Town, Nagpur

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

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