

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

NAGPUR TREASURY
WN 302387
16 NOV 2020
Chief Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 542
DATE 15/9/20

FORM -'B'

[See rule 3(4)]

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 **SHRI PRAVIN BHAIYALAL BHADE proprietor of SHOURYA BUILDERS AND DEVELOPERS** i.e. the promoter of the proposed project;

NOTARY PRAVIN BHAIYALAL BHADE Dist. Nagpur Maharashtra Regn. No. 7637 My Term Expires on 28/1/2024 GOVT. OF INDIA

I, SHRI PRAVIN BHAIYALAL BHADE, being the proprietor of SHOURYA BUILDERS AND DEVELOPERS i.e. the promoter of the proposed project named **GOKUL CITY – 9,** do hereby solemnly declare, undertake and state as under:

Scanned with CamScanner

१	मुद्रांक विक्री नोंदवही अनुक्रमांक-/दिनांक (Serial No. / Date) : 7 AUG 2020
२	दस्ताचा प्रकार (Nature of document) करार
३	दस्त नोंदणी करणार आहेत का ? (Whether it is to be registered ?)
४	मिळकतीचे थोडक्यात वर्णन (Property Description in brief)
५	मुद्रांक (Stamp) Name & Signature
६	हस्ते (If ... Name, Address & Sign
७	दुसऱ्या पक्षकाराचे नाव (Name of the other party)
८	मुद्रांक शुल्क रक्कम (Stamp Duty Amount)
९	परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पता

Smt. J. R. Kamble
Stamp Vendor
Raghuji Nagar, Nagpur.
L. No. 11 / 1996
Code No. 4601046

Scanned with CamScanner

1. That, I have a legal title to the land on which the development of the project is proposed i.e. ALL THAT PIECE AND PARCEL of land admeasuring 1.93 Hectares (4.769134 Acres) out of Khasra No. 34/1, Kul Jama Land Revanue Rs. 4.35/-, Patwari Halka No. 11, held in Bhogwatdar Class-I rights, in Nagar Panchayat Karanja of Mouza – Shekapur, Tahsil Karanja & District – Wardha.
2. That, the said land is free from all encumbrances.
3. That, I shall complete the project by [redacted] 31/12/2025.
4. That, seventy per cent of the amounts realized 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, 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect or a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I 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, I shall take all the pending approvals on time from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.

NAGPUR
DATE 14/09/2020

The Deponent

Verification

I, the deponent above, do here by verify that, the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 14th day of September 2020.

I know and identify the Deponent

Advocate

J.O. HARIRAMANI

The Deponent

Scanned with CamScanner



Sworn before me
day of Sep 2020
Shri / Smt. Pravin Bhende
R/o. Nagpur
by Shri / Smt
Advocate Nagp

NOTARY
Govt of India
Nagpur (M.S.) INDIA





Scanned with CamScanner