

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

48AA 876213

21 SEP

NOTARIAL REG.
ENTRY NO. 646
DATE 22/09/2023

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 the below mentioned Deponents in their capacity as Joint Owners of the Land and as Co-Promoter **SKYLINE HORIZON PVT LTD AND DILIP JAYSHUKLAL DOSHI** Co-Promoter of the proposed project **Himalaya Vishwa-II**.

(1) **SKYLINE HORIZON PVT. LTD. (CIN: U68100MH2023PTC402280) (PAN:ABKCS7440Q),** having registered office at Plot no. 189, Cement road Shivaji Nagar NAGPUR-440010 and acting through its Directors either

Sunil Ramkrushna Duddalwar aged 60 Yrs, Occ: Business PAN AANPD1155E & AADHAR UID 6001 5914 5944, Mobile No. 9422103280 Resident of Shivaji Nagar Nagpur-440010 Tahsil and District – NAGPUR. or

DILIP S/o JAYSHUKLAL DOSHI, Aged 55 Years, Occupation – Business/Agriculturists, PAN ABGPD6954R & AADHAR UID 5544 8959 0979, Mobile No. 9373706565, Resident of Lendra Park, Ramdaspeth, Nagpur-440 010, Tahsil and District – NAGPUR

NOTARY Kanchan Girish Mapuskar Nagpur Maharashtra India Regn. No. 16166 My Term Expires on 22-01-2025 GOVT. OF INDIA

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Skyline Horizon Pvt Ltd

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AND

(2) SHRI. DILIP S/o JAYSHUKLAL DOSHI, Aged 55 Years, Occupation – Business/Agriculturists, PAN ABGPD6954R & AADHAR UID 5544 8959 0979, Mobile No. 9373706565, Resident of Lendra Park, Ramdaspeth, Nagpur-440 010, Tahsil and District – NAGPUR
[Holing 20% ownership rights in the land on which Real Estate Project is being developed]

All the persons named at serial no. 1 to 2 above in their personal capacity as Land Owners as well as Co-Promoter of the Real Estate project **HIMALAYA VISHWA-II**.

We the above named Deponents do hereby solemnly declare undertake and state as under:

That, We Deponents in our capacity as Joint Owners as Co-Promoter Real Estate project **HIMALAYA VISHWA-II**.

1. That we have a legal title to the land described below on which the development of the said project is proposed:

   ALL THAT pieces and parcel of lands bearing City Survey No. 31/1/1 to 31/1/31 cumulative, admeasuring 1.44 Hectares (i.e. 14400.00 Sq. Mtrs. Including Internal Roads and Open Spaces) Layout situated on the Said Land Non Agricultural lands bearing Survey/ Khasra/ Gut No. 31/1 of MOUZA – NALWADI, having an area of 1.44 Hectares (i.e. 14400.00 Sq. Mtrs.), held in Occupancy Class-1 Rights, bearing Survey/ Khasra/ Gut No. 31/1 of MOUZA – NALWADI, situated at Nalwadi, Wardha within the limits of Nagar Parishad Wardha in Tahsil and District – Wardha.

   a. That Legally valid authentication of title of such land along with an authenticated copy of Memorandum of Understanding of above named Joint Owners of said land on which for development of the said real estate project **Himalaya Vishwa II** is herewith enclosed the authenticated copy of title certificate of **Advocate Sandip Shashtri** Dated 18.09.2023 September, 2023.

2. That, the said land is not mortgaged with any Bank.

3. That the time period within which the project shall be completed by Promoter is 31st Day of December 2025.

4. (a) For new projects :

   That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, 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.

   (b) For ongoing project on the date of commencement of the Act

   (i) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottee, 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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6. That, we / promoters 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.

7. That, we / promoters shall take all the pending approvals, if any, on time from the competent authorities.

8. That 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.

9. That, we / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / promoters 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.

Deponent

1. SKYLINE HORIZON PVT LTD

Sunil Ramkrishna Duddalwar
Director

Dilip Jayshuklal Doshi
Director

2. Dilip Jayshuklal Doshi

Verification

We, the deponent above, do here by verify 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 22nd day of September 2023.

Deponent

1. SKYLINE HORIZON PVT LTD

Sunil Ramkrishna Duddalwar
Director

Dilip Jayshuklal Doshi
Director

2. Dilip Jayshuklal Doshi

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NOTARY
Kanchan Girish Nimbulkar
Nagpur
Maharashtra India
REGN. NO
16162
My Term Expires
On 02-01-2025
GOVT. OF INDIA





orn before me on this
day of 22/09/2023 at Nagpur by
Shri/Smt./Ku. Ramkrushna Duddalwar.
R/o.....who has been identified
by Shri/Smt. Adv. S. Shrivastava
Advocate, Nagpur.

Kanchan Nimbulkar
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

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