


महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

NAGPUR TREASURY
SG 649715
27 JUL 2017
Stamp Head Clerk / Sr. Cler

NOTARY
PRAKASH M. DURGE
Nagpur
Dist. (M.S.)
Reg. No. 5943
GOVT. OF INDIA

**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**

We, **Developer M/s Shewalkar Developers Ltd.,** through its Managing Director Ashutosh Shewalkar, of the proposed project named as **"Multani Apartment"** admeasurement 495.95 Sq. Mtrs. Bearing Corporation House No. 410, City Survey No. 2213/1, Sheet No. 33 of MOUZA – SITABULDI, TOGETHERWITH all other

easementary rights appurtenant and belonging thereto, situated at Mohan Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 65 in Tahsil and District – NAGPUR do hereby solemnly declare, undertake and state as under:-

1. That, we, Developer have a legal title to the land on which the development of the proposed project is to be carried out by virtue of Sale Deed dated 11/04/2012, which is also duly registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Serial No. 1831 on even date and Correction Deed dated 15/07/2013 registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Serial No. 4381 on even date.
2. That, the said land is free from all encumbrances
3. That, the time period within which the project shall be completed by Developer is 31/03/2019.
4. That, 70% of the amounts realized by Developer for the real estate project form the allottees from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, Developer 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 amount 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, we, Developer shall take all the pending approvals on time, from the competent authorities.
9. That, we, Developer have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we, Developer shall not discriminate against any allottee at the time of allotment of any apartment, as the case may be, on any grounds.

SEAL OF NOTARY PRAKASH M. DURGE NAGPUR DIST. (M.S.) INDIA REGD. No. 5943 GOVT. OF INDIA

**For M/s Shewalkar Developers Ltd.,**

**[Ashutosh Ram Shewalkar]**
**Managing Director**
**DEPONENT**

**VERIFICATION**

Verified and signed at Nagpur on this **31st** day of **July, 2017** that the contents of Paras 1 to 10 above are true and correct to the best of my knowledge and belief.

Sworn Solemnly affirmed by Ashutosh R. Shewalkar who is personally known to me/ identified by Adv. D S. Ahmed before me this the 31 day of JUL-17 at Nagpur

I know the deponent

[Advocate] CS.O. Ahmed

**DEPONENT**

PRAKASH M. DURGE NOTARY Govt. of India