भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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NAG-F SV 045648

09 MAR 2018

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.

ENTRY NO. 746

DATE 23/3/18

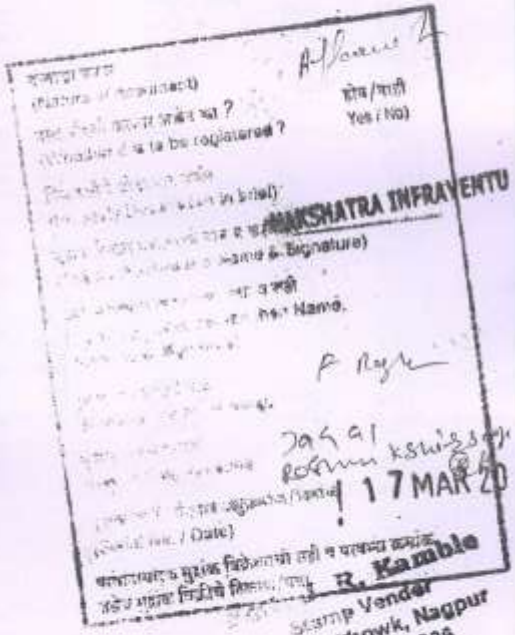
FORM 'B'

[See rule3(6)]

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 by **M/S. NAKSHATRA INFRAVENTURE,** a Partnership Firm, having its Plot No. 10-C, Flat No. 103, K. B. Tower, Nagar Vikas Society, Manish Nagar, Somalwada, Nagpur and acting through its Partners **(1) MISS. SHIVANI D/o VIJAY RAUT,** Aged About 26 years Occupation – Business, Resident of Plot No. 69, Chhatrapati Nagar, Wardha Road, Nagpur, Pin Code No. 440015, **(2) MRS. ANURADHA W/o PRAVIN GULRANDHE,** Aged About 44 years Occupation – Business, Resident of Plot No. 10-C, Flat No. 103, K. B. Tower, Nagar Vikas Society, Manish Nagar, Somalwada, Nagpur, Pin Code No. 440015, Tahsil and District – NAGPUR, **(3) MRS. SADHANA W/o PRAMOD RAKSHAMWAR,** Aged About 54 years Occupation – Business, (Income Tax PAN – AAIFN1958L) Resident of 492, Nehru Nagar, Nandanwan Road, Nagpur, Pin Code No. 440009, Tahsil and District NAGPUR (promoter) of the proposed project "NAKSHTRA HEIGHT",


होय/नाही
Yes / No)
Name & Signature)
17 MAR 20
R. Kamble
Swamp Vender
Khowk, Nagpur
L No. 11 / 1096
Code No. 4981048

M/S. NAKSHATRA INFRAVENTURE through its Partnerss **1) MISS. SHIVANI D/o VIJAY RAUT, (2) MRS. ANURADHA W/o PRAVIN GULRANDHE,** And **(3) MRS. SADHANA W/o PRAMOD RAKSHAMWAR** are duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- That, the Promoter has 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

- That, No litigation is pending related to any right, title, interest in the project.

- That, the Promoter undertakes to complete the project on or before 31.03.2020.

- **For New project after commencement of the Act.**

  That seventy per cent of the amounts to be realised hereinafter by 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.

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

- That, the promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- That, the promoter shall take all the pending approvals on time, from the competent authorities.

- That, 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.

- That, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

- That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

1)

MISS. SHIVANI VIJAY RAUT,

SEAL OF NOTARY NITIN N. PATIL NAGPUR Reg. No. 7263 GOVT. OF INDIA

(2)

MRS. ANURADHA PRAVIN GULRANDHE,

(3)

MRS. SADHANA PRAMOD RAKSHAMWAR

(Authorized Signatory

(Deponent)

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at on this day of 28th March 2018

1)

MISS. SHIVANI VIJAY RAUT,

(2)

MRS. ANURADHA PRAVIN GULRANDHE,

(3)

MRS. SADHANA PRAMOD RAKSHAMWAR

(Deponent)

CANCELLED NOTARIAL CANCELLED NOTARIAL NOTARIAL NOTARIAL

Sworn before me this 28th day of March 2018 at Nagpur by Shri/Smt./Ku. Shivani V. Raut +2 R/o. Nagpur who has been identified by Shri/Smt. ..... Advocate, Nagpur.

NITIN N. PATIL
Advocate & Notary
P. No. 191/A, Chhatrapati Nagar
Ring Road, NAGPUR-15

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