



महाराष्ट्र MAHARASHTRA

2019

NAGPUR 711 001
VE 612572

16 JUL 2019

NOTARIAL REG.

ENTRY NO. 96

DATE 11/8/2019

Stamp Head Clerk / St. C. 1016

FORM - 'B'

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 Mr. Prashant Vitthalrao Nerkar Promoter of the proposed project
i.e. Vaishnav Sai 2 / duly authorized by the promoter of the proposed project, vide its/his/their
authorization dated _____;

I, Mr. Prashant Vitthalrao Nerkar Promoter of the proposed project i.e. Vaishnav Sai 2 /
duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and
state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is
proposed

OR

Mr. Prashant Vitthalrao Nerkar have/has a legal title to the land on which the development of the
proposed project is to be carried out

AND



दस्ताचा प्रकार / अनुच्छेद क्रमांक
दस्त नोंदणी करणार आहेत काय?
नोंदणी होणार असल्यास दुय्यम निष्पक्ष कायोलयाचे नाव
मिळकतीचे वर्णन
मोबदला रक्कम, मुद्रांक, शुल्क, रक्कम
मुद्रांक विकत घेणाऱ्याचे नाव, पत्ता, सही, दि.
हस्ते असल्यास त्याचे नाव, पत्ता, सही, दि.
दुसऱ्या पक्षकामचे नाव
मुद्रांक विक्रीसाठी सही, विक्री अनु.क., दि.
एच. टी. आडवानी
ला.नं. 27/95, कोड क. 4601028
नागपूर.

भागेची रकम

29-7-19
11890

NOTAR	REG
ENTRANCE	
DATE	



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.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is **31/12/2022**.

4. 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

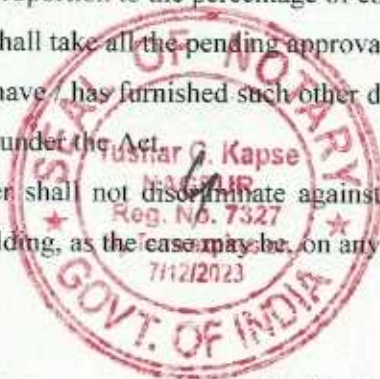
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter 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 / promoter shall take all the pending approvals on time from the competent authorities.

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

10. That, I / promoter 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

Verification

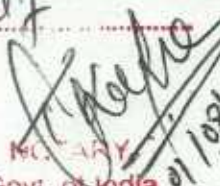
I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 1st day of Aug 2019


Deponent



Sworn before me on this 1st day of Aug 2019 at Nagpur by
Shri / Smt. / Ku. Deponent / Govt. Hand
R/o. Nagpur who has been identified
by Shri / Smt. Self
Advocate, Nagpur


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

THE NOTARY PUBLIC DOES NOT
HOLD ANY RESPONSIBILITY
ABOUT THE CONTENTS OF THE
DOCUMENT.