भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

NAGPUR TREASURY
VP 126698
07 NOV 2019
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 38988
DATE 13/11/2019

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 of Mrs. Prerna Mahajan (Partner) on behalf of M/s Vardan Buildcon, duly authorized by M/s Vardan Buildcon, Promoter of the proposed project **"Prerna Orbit"** situated at Plot No 89,90,111,112, Khasara No : 137/2 & 137/4, Murarka Shivhare Co-operative Housing Soceity Mauza : Dabha, Nagpur , vides their authorization date, 10th November, 2019.

I, Mrs. Prerna Mahajan on behalf of M/s Vardan Buildcon duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state us under:

1. That Promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.

GOVT. OF BRAJESH

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	Agreement
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	दुय्यक निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव.	Warther Howard
७) दुसऱ्या पक्षकाराचे नाव	
८) हरते असल्यास त्याचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 5422	/दिनांक 11 NOV 2019
११) मुद्रांक विकत घेणाऱ्याची सही	
नरेंद्र सुखलाल जैस्वाल	मुद्रांक विक्रेता, ला. क्र. १८/११, कोड क्र. ४६०१००१ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

3. That the time period within which the project shall be completed by Promoter is 31st March, 2023.

4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 is not applicable on us because the scheme is completed and is ready for possession.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project. As the scheme is completed we are not liable to open a separate bank account.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 is not applicable on us as the scheme is complete.

7. That Promoter shall get the accounts audited within six month 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 Promoter shall take all the pending approvals on time, form the competent authorities.

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

10. That 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

The contents of my above Affidavit cum Declaration are and correct and nothing material has been concealed by me therefrom.

Verified by me at ..... on this..... Day of.....

Deponent

SWORN / SOLEMNLY AFFIRMED BY the deponent WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ..... BEFORE ME THIS THE 13 DAY OF Nov 2019 AT NAGPUR

NOTARY NAGPUR (M.S.) INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED