



महाराष्ट्र MAHARASHTRA

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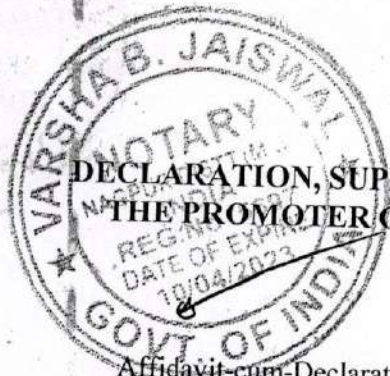
27 FEB 2020

NOTARIAL Req

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05/03/2020

Stamp: Notary Clerk / St



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 M/S. PRAFULLA CHANDRAKANT ITKELWAR Promoter of the
proposed project,

Deponent : 1) Prafulla S/o. Chandrakant Itkelwar, aged about 46 years, Occ : Land Developers,
R/o. Bunglow No. 45, H.B. Town, Bhandara Road, Nagpur.
2) Ashutosh S/o. Chandrakant Itkelwar, aged about 42 years, Occ : Service,
R/o. Bunglow No. 45, H.B. Town, Bhandara Road, Nagpur. affirm on oath and declare
as under :

I, Prafulla S/o. Chandrakant Itkelwar & Ashutosh S/o. Chandrakant Itkelwar, Promoter of the
proposed project, do hereby solemnly declare, undertake and state asunder :

1. That, I Prafulla S/o. Chandrakant Itkelwar & Ashutosh S/o. Chandrakant Itkelwar have a
legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land alongwith an authenticated copy of the sale deed
for development of the real estate project is enclosed herewith.

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे

प्रतिज्ञापत्रासाठी कारण

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता

मुद्रांक वावतची नोंदवही अनुक्रमांक- /दिनांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीच्या सही

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

अनिल स. बनोदे ला. नं. 14/95

पत्तकरदरा चौक, नागपूर कोड नं. 4601051

9933E2

02/3/2020

पुणे न्यायालय २८७३२

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2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 30/11/2022
4. That, seventy percent of the amounts realized by me for the real estate project from the allottees, V from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of development 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 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 shall take all the pending approvals on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I shall not discriminate against any allottee at the time of allotment of any plot, as the case may be, on any grounds.

[Signature]

Deponent

- 1) Prafulla S/o. Chandrakant Itkelwar
- 2) Ashutosh S/o. Chandrakant Itkelwar,

Verification

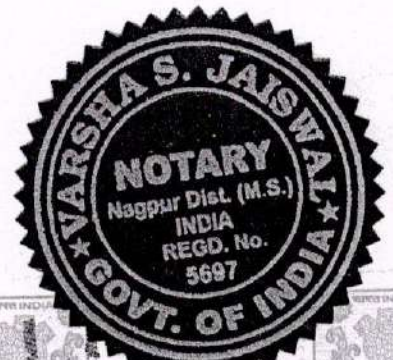
I, the deponent above, do here by verify the contents of my above Affidavit cu Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 05 day of MARCH 2020

[Signature]

Deponent

- 1) Prafulla S/o. Chandrakant Itkelwar
- 2) Ashutosh S/o. Chandrakant Itkelwar,



[Handwritten Signature]
 AND IS PERSONALLY
 IDENTIFIED BY self

BEFORE ME THIS THE 05 DAY OF 03

2020

[Handwritten Signature]
05/03/2020

