भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

WB 190561

27 FEB 2020

NOTARY Mrs. CHANCHAL KHURANA DIST. NAGPUR (M.S.) INDIA REGN. NO 6386 GOVT. OF INDIA

NOTARIAL REG
ENTRY No 12255
DATE 19/6/2020

FORM 'B'
[See rule 3(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 of Mr. Vikas Telang, Mr Abhay Telang, Mr.Sanjay Telang and Mrs.Swati Joshi Land Owners of the proposed project "Saket Apartment" located at Plot No.65-A, Gajanan Nagar,Ajni,Dist –Nagpur authorized by the promotor of the proposed project.

Vtelang

फक्त प्रतिज्ञापत्रासाठी

24870

मुद्रांक विक्री नोंद क्र.

दि. 29/12/2020

मुद्रांक विकत घेणाऱ्याचे नाव Sanskruti Trading

पत्ता Sapre

सही

श्रीमती बीना अडवानी

मुद्रांक विक्रेता, ला.क्र. १०/९५ कोड क्र. ४६०१०४८

जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर (शहर)

NOTARIAL REG
ENTRY NO
DATE

NOTARY
CHANCHAL KHURANA
GOVT. OF INDIA
REGN. NO 0388

NOTARY
CHANCHAL KHUR
M.I.S. DIST. NAGPUR
(M.S.) INDIA
REGN. NO
638
GOVT.

I, Mr.Vilas Telang,Mr. Abhay Telang,Mr.Sanjay Telang and Mrs. Swati Joshi Land Owner of the proposed project / duly authorized by the

proposed project do hereby solemnly declare, undertake and state as under:

1. That we are land owner and has a legal title Report to the land on which the development of the project is proposed

OR

Mr.Vilas Telang,Mr.Abhay Telang,Mr.Sanjay Telang and Mrs. Swati Joshi 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.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances NIL including dues and litigation, 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 from the date of registration of project ;

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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.

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

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

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

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

Verification

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

Verified by me at Nagpur on this 16th June 2020.

Deponent. **(Land Owners)**

Name	**Signatures**
Mr.Vikas Telang,	
Mr.Abhay Telang.	
Mr.Sanjay Telang.	
Mrs. Swati Joshi	

NOTARY Mrs. CHANCHAL KHURANA DIST. NAGPUR (M.S.) INDIA REGN. NO 6386 GOVT. OF INDIA

16th June 2020 ... Above Deponent ... NOTARY GOVT OF INDIA

NOTARY CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL