भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

NOTARIAL REG
ENTRY No. 12194
DATE 18/6/2020

NAGPUR TREASURY
WM 693959
15 JUN 2020
Stamp Head Clerk / Sr. Clerk

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 M/s. Sanskruti Infra through its Partner Mr. Bhavesh Kuchanwar promoter 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.

I, Mr. Bhavesh Kuchanwar promoter of the proposed project / duly authorized by the the proposed project do hereby solemnly declare, undertake and state as under:

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

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

१) मुद्रांक विक्री नोंद वही अनु क्रमांक 1895 /दिनांक

२) दस्ताचा प्रकार प्रतिज्ञा

16 JUN 2020

३) दस्त नोंदणी करणार आहेत काय? नाही होय/नाही

४) मिळकतीचे थोडक्यात वर्णन -

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही

६) ज्यासे असल्यास त्यांचे नाव, सही व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 100

मुद्रांक विक्रेता, ला.व्य. १/७८, कोड नं. MH010043
जिल्हाधिकारी परिसर, स.कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY CHANCHAL KHURANA DIST. NAGPUR (M.S.) INDIA REGN. NO 8388 GOVT. OF INDIA

NOTARY CHANCHAL KHURANA DIST. NAGPUR (M.S.) INDIA REGN. NO 6? GOVT.

OR

Mr. Bhavesh Kuchanwar Partner - M/S Sanskruti Infra 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 ; 31/12/2023

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.

Mr.Bhavesh Kuchanwar
Partner
M/s. Sanskruti Infra

Sworn before me this 18th Day of June 2020 at Nagpur by Shri / Smt. Above Deponent who is identified by Shri / Smt. Advocate

NOTARY GOVT OF INDIA

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

SANSKRUTI INFRA BUILDERS & DEVELOPERS

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

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