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
WM 425405
26 JUN 2020
Stamp Head Clerk / Sr. Clerk

SEAL OF NOTARY * GOVERNMENT OF INDIA * ARCHANA D. JAISWAL

NOTARIEL REG.
ENTRY NO. 13409
DATE 11/07/2020

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 We, **M/S SHIVAL SAI DEVELOPERS,** a partnership firm, (Income Tax Pan No. ACTFS7353R) having its office at 215, Abhyankar Nagar, Nagpur-440010 acting through its partners **1) Shri. Sarvesh Sanjay Kotwal** aged about 34 years, Agriculturist Business, R/o 76, Bante Layout, near Airport Centre Point Hotel, Wardha Road, Nagpur-440025 (Income Tax Pan No. AMSPK9562F; Adhaar UI No. 518438931391) and **2) Shri. Abhay S/o Mukund Bharti** aged about 46 years, occupation Agriculturist, R/o Apartment no 503, Bhakti Prayag, G-11, Laxmi Nagar, Nagar, Nagpur-440022 (Income Tax Pan No. AHWPB0692E; Adhaar UI No. 713376959305), promoters of proposed project ie. **"SWAMI NAGARI 1"** duly authorized as the promoters of the proposed project, vide its authorization.

फक्त प्रतिज्ञापत्रासाठी

29 66

मुद्रांक विक्री

दि. 6/7/2020

मुद्रांक विक्रेत

परवाना 07/20

सही

श्रीमती वीना अडवानी

M/s Shiva Sai Developers.

मुद्रांक विक्रेता, ला.क्र. १७/१५ कोड क्र. ४६०१०४८

जुनी कोर्ट कचेरी परिसर, त.कार्यालय, नागपूर (शहर)

We, **M/S SHIVAL SAI DEVELOPERS,** a partnership firm, (Income Tax Pan No. ACTFS7353R) having its office at 215, Abhyankar Nagar, Nagpur-440010 acting through its partners **1) Shri. Sarvesh Sanjay Kotwal** aged about 34 years, Agriculturist Business, R/o 76, Bante Layout, near Airport Centre Point Hotel, Wardha Road, Nagpur-440025 (Income Tax Pan No. AMSPK9562F; Adhaar UI No. 518438931391) and **2) Shri. Abhay S/o Mukund Bharti** aged about 46 years, occupation Agriculturist, R/o Apartment no 503, Bhakti Prayag, G-11, Laxmi Nagar, Nagar, Nagpur-440022 (Income Tax Pan No. AHWPB0692E; Adhaar UI No. 713376959305), promoters of the proposed project / duly authorized by the promoter of the proposed project ie. **"SWAMI NAGARI 1"** do hereby solemnly declare, undertake and state as under:

1. **THAT,** We / promoters have a legal title Report to the land on which the development/sell of the project is proposed

   OR

   THAT, We / promoters have/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.

3. **THAT,** the time period within which the project shall be completed by us/promoters is 31-12-2024;

4. (a) For new projects :

   THAT, seventy per cent of the amounts realized by me/promoter for the real estate project from the allotees, 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 realized hereinafter by me/promoter for the real estate project from the allotees, 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 realized hereinafter by me/promoter for the real estate project from the allotees, 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** We/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. **THAT** We/the promoter shall take all the pending approvals on time, from the competent authorities.

8. **THAT** We/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. **THAT** We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **THAT** We/the promoter shall not discriminate against any allotees at the time of allotment of any apartment, plot or building, as the case may be

1. _____
(Sarvesh Sanjay Kotwal)

2. _____
(Abhay S/o Mukund Bharati)
Partners for
M/S SHIVAL SAI DEVELOPERS

VERIFICATION

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

Verified by me at Nagpur on this 11th day of July 2020.

1. _____
(Sarvesh Sanjay Kotwal)

2. _____
(Abhay S/o Mukund Bharati)
Partners for
M/S SHIVAL SAI DEVELOPERS

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ Regn. No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

Be Sworn Solemnly Affirmed by Abhay

Who is personally known to me/ Identified by _____

before me on this 11th day July 2020 at Nagpur

11/07/2020

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL