भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
97AA 385634
20 SEP 2024

NOTARIAL REG.
ENTRY NO. 21609
DATE 17/10/2024

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

NOTARY KIRAN U. WADYALKAR Dist.Nagpur (M.S.) INDIA Regn. No 9099 My Term Expires on 20-10-2026 GOVT OF INDIA

Affidavit cum Declaration of **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar),** Promoter of the proposed project "**Dhanbhoomi 2**" having RERA Registration Number **P50500027114** bearing survey No 17/1 and 17/2 admeasuring 1.21 Hr and 2.44 Hr respectively having jama 3.56 and 3.00 respectively situated at **Mouza - Panjari**, Khate No 128, Class - I rights having Ph No. 71/A along with all easementary rights in Tahsil – Hingna and District Nagpur duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 27th day of January 2016.

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 24398 /दिनांक 27 SEP 2024

२) दस्ताचा प्रकार

३) दस्त नोंदणी करणार आहेत का ? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही तिरुपती डेव्हलपर्स

६) हस्ते असल्यास त्यांचे नाव पत्ता व सही.

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

संजय हरडे	मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४ जिल्हाधिकारी परिसर, न. कार्यालय, नागपूर (शहर)

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

I, Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar), promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has 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 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 said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 30th September 2025.
4. 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.
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 / promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

Tirupati Developers
3rd Floor, NKY Tower
Ajni Square, Wardha Road,
Nagpur

DEPONENTS
TIRUPATI DEVELOPERS
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

Verification

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

Verified by us on this 27 day of September 2024.

Tirupati Developers
3rd Floor, NKY Tower
Ajni Square, Wardha Road,
Nagpur

DEPONENTS
TIRUPATI DEVELOPERS
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

NOTARY
KIRAN U. WADYALKAR
Dist. Nagpur (M.S.) INDIA
Regn. No 9099
My Term Expires on 20-10-2026
GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED
BY ..... Deponent
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY ..... Self
BEFORE ME THIS THE 01st
DAY OF 17/10/2024
AT NAGPUR.

KIRAN U. WADYALKAR
NOTARY
DIST. NAGPUR (M.S.) INDIA

NOTARY
Sau. KIRAN U. WADYALKAR
DIST. NAGPUR (M.S.) INDIA
REGD. NO. 9099
GOVT. OF INDIA

भारत INDIA 5 Rs पाँच रुपये FIVE RUPEES NOTARIAL