

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

YE 809161

12 JUL 2021

Dy. Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 3370
DATE 15/07/2021

NOTARY
MAHESH K. SIDAM
NAGPUR
(M.S.INDIA)
Regn. No. 9082
My Term expires on 20/10/2021
GOVT. OF INDIA

FORM – B – SANJAY YADAORAO CHARDE & OTHERS
[See rule 3(6)]

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Shri Sanjay Yadaorao Charde & Others**, promoter of the proposed project, vide his authorization dated 15th July 2021;

I, **Shri Sanjay Yadaorao Charde**, promoter of the proposed project i.e. **"BALAJI NAGAR"**, does hereby solemnly declare, undertake and state as under:

३ दस्त नोंदणी करणार आहत काय ?	हो/नाही
३ नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक, क
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	विश्वास चरडे
७ दुसऱ्या पक्षकाराचे नाव	आशिष आसोले
८ दस्त असल्यास त्याचा नोंद क्रमांक	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	7478
११) मुद्रांक विकत घेणाऱ्याची सही	

14 JUL 2021

दिनांक

यशवंत एस. गोडे

मुद्रांक विक्रेता, ला. क्र. ३१०/८६, कार्ड क्र. ४६२१६४

जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर (शहर)

NOTARIAL FEE
ENTRY NO
DATE

NOTARY
GOVT. OF INDIA

1. That I, the Promoter has a legal title Report 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 Legal Title Report dated 08-07-2021 issued by Adv. Ashwin Patil is enclosed herewith.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 08-07-2021 issued by Adv. Ashwin Patil.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **30th December 2026.**

4. That entire of the amounts to be realized 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")

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

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

Verification

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

Verified by me at 15th this July une day of 2021

Deponent

NOTARY
NARESH K. SIDAM
NAGPUR
(M.S.INDIA)
Regn. No
9082
My Term expires
on 20/10/2021
GOVT. OF INDIA

NOTARY
NARESH K. SIDAM
Nagpur Dist.
(M.S.) INDIA
REGD. No.:
9082
GOVT. OF INDIA

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SWORN / SOLEMNLY AFFIRMED
BY Sanjay yadaorao charde
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 15th
DAY OF July 2019 AT NAGPUR

NARESH K. SIDAM
NOTARY
NAGPUR (M.S.) INDIA