



महाराष्ट्र MAHARASHTRA

2020

NOTARIAL REG.
ENTRY NO. 726
DATE 24/8/21

FORM - 'B'
[See rule 3(4)]

NAGPUR TREASURY
YF 289999
18 AUG 2021
Stamp Head Clerk / Sr. Clerk

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. Dilip Pralhadrai Agrawal, Age 46 Years, Director of M/s Ample Mercantile Private Limited & Promoter of the proposed project namely "Sandesh Park View" Khasara No. 175, Mouza : Jamtha, beside Sandesh City, Tahsil & District Nagpur-441108/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/08/2021;

I, Dilip Pralhadrai Agrawal 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

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.



१) मुद्रांक विव्री नॉद वही अनु.क्रमांक	९९६३०	दिनांक	२० AUG 2021
२) दस्तावा प्रकार	०१२०११		
३) दस्त नॉदणी करणार आहेत काय ?	होय/नाही		
४) मिळकतीचे थोडक्यात वर्णन			
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	Jyoti Marikar		
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	Rajiv Marikar		
७) दुसऱ्या पक्षकाऱ्याचे नाव			
८) मुद्रांक शुल्क रक्कम			
आर. के. कांबळे	मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०९०४४ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)		
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.			

2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 31/12/2025.
4. That, seventy per cent of the amounts realized 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

MR. DILIP PRALHADRAI AGRAWAL
Director of Ample Mercantile Private Limited
Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 20th day of August 2021

MR. DILIP PRALHADRAI AGRAWAL
Director of Ample Mercantile Private Limited
Deponent



ATTESTED

RAJI KRISHNA PILLAI
B.COM, LLB
Advocate & Notary
Plot No.7, Saraswati Niwas, Ramkrishna
Nagar Gorewada, Nagpur - 440 013

