

महाराष्ट्र MAHARASHTRA

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YF 777648

5 OCT 2021

NOTARIAL REG.
ENTRY NO. 1634
DATE 11/10/2021

NOTARY
ARCHANA S. MESHRAM
NAGPUR DIST. (M.S.) INDIA
REGD. NO. 15862
My term expires on 13-12-2024
GOVT. OF INDIA

Head Clerk / Sr. Clerk

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

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

Affidavit cum Declaration

Affidavit cum Declaration of **Shri. Bhagwan Sitaram Sawarkar,** promoter of the proposed project **" Sawarkar Layout"**. On Kh No 100 (part) Khata No 812, Mouza Lava, P H No 4, Village lawa Tah Nagpur (Rural) Dist Nagpur.

I, Bhagwan Sitaram Sawarkar, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the layout of the project is proposed

AND

I legally have valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for layout is enclosed herewith.

2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.

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दस्ताचा प्रकार / अनुच्छेद क्रमांक 21/9042

३) दस्त नोंदणी करणार आहेत काय? [illegible]

३) नोंदणी झाल्यास असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क.

४) मिळकतीचे वर्णन / / /

५) मोबदला रक्कम [illegible]

६) मुद्रांक विकत घेणाऱ्याचे नाव [illegible]

७) दस्ता एक्झिक्यूट [illegible]

८) दस्ते असल्यास [illegible] नाव व पत्ता / / /

९) मुद्रांक शुल्क [illegible] 50

१०) मुद्रांक विक्री नोंद वही अनुक्रमांक 1/2021 दिनांक 5/10/21

११) मुद्रांक विकत घेणाऱ्याची सही

सुनीता निरंजने

मुद्रांक विक्रेता ला.क. 21/042
जिल्हाधिकारी परिसर स. कार्यालय नागपूर

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NAGPUR DIST.
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15862
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on 13-12-20
GOVT OF

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3. That the time period within which the layout shall be completed by us is 30.09.2026.
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 will 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 will take all the pending approvals on time, from the competent authorities.

9. That I will furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I will not discriminate against any allottee at the time of allotment of any, plot, as the case may be, on any grounds.

B.S. Sawarkar
Deponent

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 11th Day of October of 2021.

B. S. Sawarkar
Deponent

Advocate

SWORN / SOLEMNLY AFFIRMED BY Bhagwan S. Sawarkar
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 11th DAY OF Oct. 2021 AT NAGPUR

ARCHANA S. MESHRAM
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

NOTARY ARCHANA S. MESHRAM NAGPUR DIST. (M.S.) INDIA REGD. NO. 15862 My term expires on 13-12-2024 GOVT. OF INDIA

SEAL OF NOTARY ARCHANA S. MESHRAM DIST. NAGPUR (M.S.) INDIA Regd. No. 15862 GOVT. OF INDIA

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