भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
YF 368695
18 OCT 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 1115
DATE 25/10/2021

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

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

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Sanjay Nilkhantrao Chimurkar** land owner of the proposed project / duly authorized to **M/s. Nakshtra Infraa** for proposed project, vide registered development agreement to sale, promotion and sale dated 13.11.2020, which is registered before the sub registrar office No.3, at sr. no.4339/2020.

I, **Mr. Sanjay Nilkhantrao Chimurkar** land owner proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I 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.

NOTARY Chandrashekhar Dhanvijay Raut Nagpur (M.S.) INDIA Regn. No. 15787 My Term Expires on 05-12-2024 GOVT. OF INDIA

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(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे.....डी-पी.....

प्रतिज्ञापत्रासाठीच कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व
रहिवाशी पत्ता...नॉन जुडिशियल.....श्री.अशोकराव पंचभाई मुनघाटे नागपूर

मुद्रांक विक्री बाबतची नोंद वही
अनुक्रमांक/दिनांक.८३२/१०/२०१७.....६/१०/२०१७

मुद्रांक विकत घेणाऱ्याची सही/दिनांक.....(अशोक)

परवानाधारक मुद्रांक विक्रेत्याची सही व सौ. सविता एम. सांदूरकर
परवाना क्रमांकतसेच मुद्रांक विक्रीचे ठिकाण
स्टॅम्प व्हेंडर,
लॉ. नं. २०/२१११
दु.नि.क्र.५, नागपूर-शहर.
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14

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 31.03.2025.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.

Deponent

Verification

I, the deponent above, do here by 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 [illegible]ified on this 23 day of October 2021.

Sworn before me on this 25th day of Oct. 2021 at Nagpur by Shri/Smt./Ku. Sanjay V. Chamarkar R/o. Nagpur who has been indentified by Shri/Smt. – Self –
Advocate, Nagpur

Deponent

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

NOTARY Chandrashekhar Dhananjay Raut Nagpur (M.S.) India REGN. No. 15787 My Term Expires on 05/12/2024 GOVT. OF INDIA

NOTARY Chandrashekhar Dhananjay Raut Nagpur (M.S.) INDIA Regn. No. 15787 My Term Expires on 05-12-2024 GOVT. OF INDIA

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