

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
YF 484587
01 OCT 2021

NOTARIAL REG.
ENTRY NO. 11189
DATE 6/10/2021

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pravin M. Patel Partner of the M/s. Shayona Co-operant proposed project / duly authorized by the promoter / partner of proposed project, vide it's authorization dated 04/10/2021

I, Mr. Pravin M. Patel Partner of the proposed project have duly authorized and do hereby solemnly declare, undertake and state as under

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

AND

NOTARY
KIRAN U. WADYALKAR
Dist. Nagpur (M.S.) INDIA
Regn. No. 9059
My Term Expires on 20/10/2021
GOVT. OF INDIA

विक्री नोंद वही अनु. क्रमांक 15899 /दिनांक 04 OCT 2021

२) दस्ताचा प्रकार पॉ

३) दस्त नोंदणी करणार आहेत काय ? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही शायोना ओ ऑपरेट

६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 100/-

सतिश एच. पाटील

मुद्रांक विक्रेता, ला.क्र. १९/८९, कोड क्र. ४६०१०४१
जिल्हाधिकारी परिसर, न कार्यालय, नागपूर(शहर)

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

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and partner for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by me / partner is 31.12.2023
4. That Hundred percent of the amounts realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of complication of the project.
7. That I 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any plot, as the case may be, on any grounds.

Deponent

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

Verification

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

Verified by me at Nagpur on this 04th Day of October 2021.

Deponent

SWORN / SOLEMNLY AFFIRMED BY ..... Deponent ..... WHO IS PERSONALLY KNOWN TO ME IDENTIFIED BY ..... Self ..... BEFORE ME THIS THE ..... 04 ..... DAY OF ..... 06/10/2021 ..... AT NAGPUR.

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

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