


महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NOTARIAL REG
ENTRY No. 44059
DATE 15/12/2021

BD 105401
03 DEC 2021

SEAL OF NOTARY
Adv. KHURANA
NAGPUR
DISTT.
Regd. No. 6386
GOVT. OF INDIA

**FORM -'B'**

**[See rule 3(4)]**

**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./Ms. Santosh Bholanath Sahu** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/12/2021 ;

I, **Mr. Santosh Bholanath Sahu** 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

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.

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 31-12-2027.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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|---|---|
| १) दस्तऐवज क्रमांक | क२५५/२०२१ |
| २) दस्त नोंदणी ३ रुपयांचा आहेत काय ? | होय/नाही |
| ३) नोंदणी करणाऱ्या दुय्यम निबंधक कार्यालयाचे नाव | दुय्यम निबंधक क्र. |
| ४) मिळकतीचे वर्णन - | |
| ५) मोबदला रक्कम | |
| ६) मुद्रांक शुल्क आकारणीचे नाव. | गोल्डमन रिअल्टर्स तर्फे अधिकृतपणे तसेच दिपक खोडे |
| ७) दुसऱ्या पक्षकाराचे नाव | |
| ८) हस्ते अरोल्यास त्यांचे नाव व पत्ता | इंदोरा, गोवंडी, मुंबई |
| ९) मुद्रांक शुल्क रक्कम | ५०/- |
| १०) मुद्रांक विक्री नोंद वही अनु. क्रमांक | १०५६५ दिनांक १०-१२-२०२१ |
| ११) मुद्रांक विकत घेणाऱ्याची सही | |
| सरिता जैन | मुद्रांक विक्रेता, ला. क्र. १/८८, कोड क्र. ४४०१०१५ गोलछा मार्ग, सदर बजार, नागपूर-१ |

SEAL OF NOTARY Mrs. CHANCHAL KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA

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 material facts.

Verified on this 15/12/2021.. day of December 2021.

Deponent

NOTARY CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

SEAL OF NOTARY Mrs. CHANCHAL KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA



SWORN BEFORE ME ON THIS 15 DAY OF DEC 2021 AT NAGPUR BY SHRI / SMT./ Ku. Above Deponent R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. ..... ADVOCATE, NAGPUR.

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

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