

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NOTARIAL REG.
ENTRY NO. 17382
DATE 30-10-2021

NAGPUR TREASURY
ZB 669834
26 OCT 2021
Stamp Head Clerk / Sr. Clerk

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 **Ms. SHARDA CONSTRUCTION Prop. Mr Vilas Manikrao Karangale** Promoter of the proposed project

I, **Vilas Manikrao Karangale**, 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 **30.09.2022**.

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No.
15840
My Term Expires
on 05-12-2024
GOVT. OF INDIA

M/s. Sharda Construction Co.
Proprietor

२) मुद्रांक क्रमांक 19196 दिनांक 29 Oct 2024

३) दस्ताचा प्रकार मी

४) दस्त नोंदणी करण्यास लागत काय? हाय / नाही

५) मिळवणीचे पक्षकारांचे नाव

६) मुद्रांक विक्रेत्याचे नाव व सही Rahul Kolate निरंक

७) हस्ते असल्यास त्याचे नाव, पत्ता व सही

८) दुसऱ्या पक्षकाराचे नाव

९) मुद्रांक शुल्क रक्कम

सतिश एच. गोटाल

मु.शि विक्रेता, ला.क्र. १६/८५ काड क्रे: ४६०१०४१
जिल्हाधिकारी परिसर, त कार्यालय नागपूर (शहर)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक [illegible] ६ महिन्यात वापरणे बंधनकारक आहे.

GOVT.

4. That, Hundred per cent 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion 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 regulations made under the Act.

10. That, I 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.

M/s. Sharda Construction Co.

Deponent
Proprieto

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 29th day of October 2021.

M/s. Sharda Construction Co.

Deponent
Proprieto

Sworn before me on this 30th day of Oct 21 at Nagpur by Shri/Smt./Ku. Above Deponent R/o. Nagpur who has been identified by Shri Advoca...

30-10-2021

NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M.S.) India

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05-12-2024 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL