

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
ZB 521181
30 NOV 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 402
DATE 6-1-2022

NOTARY Sadashiv Mestry Nagpur Maharashtra Regd. No. 15840 My Term expires on 05.12.2024 GOVT. OF INDIA

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 NAYAK BROTHERS (Through Partner Mr. NITESH NAYAK) Promoter of the proposed project "NEELKANTH NAGAR" duly authorized by the promoters of the proposed project, vide Is/his/their authorization dated 30th December 2021

I/We,Mr. NAYAK BROTHERS (Through Partner Mr. NITESH NAYAK) 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.

NAYAK BROTHERS
Proprietor

१) मुद्रांक किंमत नोंद वही अनु क्रमांक 19131 दिनांक 6.12.201
२) दस्ताचा प्रकार
३) दस्त नोंदणी करणार [illegible]
४) मिळकतीचे [illegible]
५) मुद्रांक विक्रेता [illegible]
६) [illegible]
७) मुद्रांक शुल्क रक्कम

नलेश पी [illegible]

मुद्रांक विक्रेता, लो क १५ ९५ ७७ क ९२०१०१५
जिल्हा अधिकारी कार्यालय [illegible], नागपूर

NAGPUR TREASURY
30 NOV 2011
Stamp Head Clerk / Sr. Clerk

GOVT. OF

3. That project shall be completed by me/promoter on 30th December 2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 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 / 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this day of 30th December 2021.

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

Sworn before me on this 6th day of Jan 22 at Nagpur by Shri/Smt./Ku. Above Deponent NAYAK BROTHERS R/o Nagpur who has been identified by Shri/Smt. ..... Advocate, ... 6.1.2022

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

DEPONENTS

NAYAK BROTHERS

Proprietor

Mr. NITESH NAYAK
MANAGING PARTNER
PROMOTER

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