

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
ZB 563980
08 FEB 2022
Stamp Head Clerk/Sr. Clerk

NOTARIEL REG.
ENTRY NO. 2178
DATE 14/02/2022

SEAL OF NOTARY ★ JAISWAL (M.S.) ★ NAGPUR ★ ARCHANA D. ★ GOVT. OF INDIA
Regd. No. 4753 Expires on 17 Oct 2022

FORM "B"
[See rule 3(4)]
AFFIDAVIT CUM DECLARATION

I, Umesh Radheshyam Sharma Authorised Partner/Member of Sharma Associates, AOP promoter of the proposed project SHIVTIRTH NAGAR-4, duly authorized by the promoters Narmada R Sharma, Asha A Sharma, Ritesh R Sharma and Sharma Construction Company, of the proposed project SHIVTIRTH NAGAR-4, do hereby solemnly declare, undertake and state as under :

1. That I/promoter have a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the project shall be completed by me/promoter in the stipulated time as mentioned in the registration of project;- i.e. 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.

SHARMA ASSOCIATES NAGPUR

Sharma Associates

Authorised Signatory

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ६)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे — Others

प्रतिज्ञापत्रासाठीचे कारण — Others

मुद्रांक विकत घेणा-याचे नाव — शर्मा असोसिएट्स

गहाणखती पत्र — Others

मुद्रांक विक्री वाचलेचा मोठा बुक्का अनु क्रमांक 18180 दिनांक 9/4/2022

मुद्रांक विकत घेणा-याची सही — किंमत 100

एस. आर. रामटेके

मुद्रांक विक्रेता ला. क्र. 10/2001 कोड क्र 460106
महसिल का जिला. नागपुर (ग्रामीण

NAGPUR TREASURY
0 8 FEB 2022
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5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5, in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it has been certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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/the promoter shall take all the pending approvals on time from the competent authorities.

9. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Sharma Associates

SHARMA ASSOCIATES NAGPUR

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

For Sharma Associates
Sharma Associates
Authorised Signatory
UMESH RADHESHYAM SHARMA
Deponent.

VERIFICATION

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

Verified by me at Nagpur on this 14th day of February 2022.

For Sharma Associates
Sharma Associates
Authorised Signatory
UMESH RADHESHYAM SHARMA
Deponent.

Be Sworn Solemnly Affirmed by Umesh Sharma
Who is personally Known to me / identified by —
before me on this 14th day of Feb 2022 at Nagpur.

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010