भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
YN 128759
21 JUN 2021
Stamp Head Clerk / Sr. Clerk

M. M. VINCHURKAR
NOTARY
Dist. Nagpur (M.S.) INDIA
Regn. No. 5622
Term Expires on 27-03-2023
GOVT. OF INDIA

NOTARIAL REG 9750
ENTRY NO. 20/7/24
DATE

FORM 'B'[See rule 3(6)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijay P Naidu Proprietor of M/s Prateek Infrastructures, Promoter of **Prateek Naidu Residential Park**, duly authorized for the project **Prateek Naidu Residential Park** do hereby solemnly declare, undertake and state as under:

1. That M/s Prateek Infrastructures, has a legal title Report for the land bearing Kh. No. 36 (old Kh. No. 98/2), Adm 1.05 H.R. P.H. No. 6 (A) Mouza Nildoh, Taluka- Hingna, District-Nagpur on which the development of the project is proposed to be carried out.

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 project land is free from all encumbrances.

दस्ताचा प्रकार ..... शपथपत्र .....

दु.नि. कार्यालयाचे नाव .....

मिळकतीचे वर्णन .....

मुद्रांक विक्रत घेणाऱ्याचे नांव ..... प्रतिक इन्फ्रास्ट्रक्चर तर्फे प्रोप्रायटर श्री विजय पी. नायडु

दुसऱ्या पक्षकाराचे नांव ..... Vikant Dhonarkar

दस्ते असल्यास त्यांचे नांव व पत्ता .....

दुय्यम विक्रत घेणाऱ्याची सही .....

मुद्रांक शुल्क रक्कम रु. १००/५०० ..... १००/—

मुद्रांक विक्री अनु. क्र. ४६६६ दिनांक १६/०६/२१

सौ. सजीवनी लक्ष्मण देऊलकर
स्टॅम्प वेन्डर (मुद्रांक विक्रेता)
डिस्ट्रीक्ट कोर्ट, नागपूर
लायसन्स नं. ९/९९१०
लाय.को. नं. ४६०१००८
मो.नं. ९०२१०२५८३६

NOTARY
M.N. VINCHU
GOVT.

3. That the time period within which the project shall be completed by promoter and co-promoter from the date of registration of project is 48 Month;

4. That seventy per cent of the amounts to be realized hereinafter by me/member for the realestate 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That promoters 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.

7. That promoters shall take all the pending approvals on time, from the competent authorities.

8. That promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

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 17th Day of July 2021.

Deponent

SWORN / SOLEMNLY AFFIRMED BY Prafulla Vijay Naidu WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ____

BEFORE ME THIS THE DAY OF 20/7/2021 AT NAGPUR. 20/7/2021

M. M. VINCHURKAR
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA