भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

NAGPUR TREASURY
WM 470819
0 8 JUL 2019
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 901
DATE 13-1-2022

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 of Mrs. Prerna Mahajan (Partner) on behalf of M/s Vardan Buildcon, duly authorized by M/s Vardan Buildcon, Promoter of the proposed project, vides their authorization date, 13th January, 2022.

I, Mrs. Prerna Nilesh Mahajan on behalf of M/s Vardan Buildcon duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state us under:

1. That Promoter has a legal title to the land on which the development of the project is proposed

2. That the said land is free from all encumbrances.

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

फक्त प्रतिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....4613.....

दिनांक.....09-07-2020

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही.....

.....

.....

3) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

9 JUL 2020

सुबोध एस. ढेंगरे
स्टॅम्प व्हेंडर ला.नं. 7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर.
मोठे नं. 4681058

9 JUL 2020

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिण्यात वापरणे बंधनकारक आहे

3. That the time period within which the project shall be completed by Promoter is 31st March, 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 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 is not applicable on us because the scheme is completed and is ready for possession.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project. As the scheme is completed we are not liable to open a separate bank account.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 is not applicable on us as the scheme is complete.
7. That Promoter shall get the accounts audited within six month 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 Promoter shall take all the pending approvals on time, form the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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

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

Verified by me at Nagpur on this 13th Day of January 2022

Deponent

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

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

Sworn before me on this 13th
day of Jan 2022 at Nagpur by
Shri/Smt./Ku. Above Deponent
R/o. Nagpur who has been identified
by Shri/Smt. —
Advocate, Nagpur.

13-1-2022

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

