

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

76AA 752028

19 JAN 2024

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY No. 1019
DATE: 24/01/2024

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **M/s SANSKRUTI DEVELOPERS**, Promoter of the Proposed Project Through its Proprietor **Mr. Bhavesh Deorao Kuchanwar**, Duly Authorized by the Promoter of the Proposed project. **"VISHWABHATI RESIDENCY"**

I, **Mr. Bhavesh Deorao Kuchanwar**, the proprietor of **M/s SANSKRUTI DEVELOPERS**, duly authorized Promoter of the Proposed project named **VISHWABHARTHI RESIDENCY"** Plot No. 1, KH. No. 45/4, admeasuring about 8840.909 sq mtrs., of MOUZA – MANEWADA, P.H. No.39, city survey No. 571 and Sheet no. 31, situated at Manewada, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 14, and Nagpur Improvement Trust, in Tahsil and District: Nagpur, do hereby solemnly declare, undertake and state as under:

1. That promoter has 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 Expect Project Bank Financee.

NOTARY GOVT. OF INDIA
ARCHANA S. MESHRAM
NAGPUR DIST. (M.S.) INDIA
My Term Expires on 13/12/2024

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फक्त प्रतिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....38335.....

दिनांक.....23-01-2024.....

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही.....

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

23-01-2024

युवोध एस. ढेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
मो.नं. 4601059

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

23 JAN 24

NOTARY S. MESHRAM

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 31/12/2025.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That 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.

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

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

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

SANSKRUTI DEVELOPERS

DEPONENT PROPRIETOR

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 23rd day of January, **2024.**

SANSKRUTI DEVELOPERS

DEPONENT PROPRIETOR

NOTARY ARCHANA S. MESHRAM NAGPUR DIST. (M.S.) INDIA Regd. No. 15862 GOVT. OF INDIA

SEAL OF NOTARY ARCHANA S. MESHRAM DIST. NAGPUR (M.S) INDIA Reg. No. 15862 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Sharad Deparde

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 24th DAY OF January 2024 AT NAGPUR.

ARCHANA S. MESHRAM
NOTARY
NAGPUR DIST. (M.S.) INDIA

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