भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◐ 2021 ◐

NAGPUR TREASURY
ZP 599200
10 MAY 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REGISTRY NO. 3893
DATE 19/05/2022

NOTARY
M. DHARMARE
Dist. Nagpur (M.S.) INDIA
Regn. No. 6485
My Term Expires on 31-7-2023
GOVT. OF INDIA

१) दस्ताचा प्रकार अनुच्छेद क्रमांक	
२) दस्त नोंदणी करणार आहेत काय ?	नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालय नाव	दुय्यम निबंधक ५
४) मिळकतीचे वर्णन	
५) नोंदवला रकाना	
६) मुद्रांक विकत घेणाऱ्याचे नाव	सुमा इन्फ्रा टेक
७) दस्त्याच्या पक्षकाराचे नाव	किशोर सोनोने.
८) दस्ते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	१००
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक ५०२१	/दिनांक 18 MAY 2022
११) मुद्रांक विकत घेणाऱ्याची सही	

पी. पी. ठाकरे

मुद्रांक विक्रेता ला.क्र. १/८५, कोड क्र. ४६०१००४
जिल्हाधिकारी परिसर त. कार्यान्वय, नागपूर (शहर)

Advocate & Notary

FORM 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BYTHE PROMOTER OR ANYPERSON AUTHORIZED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum declaration of, MR. BAL VINAYAKROA PISAL, MR. SANDEEP GOPICHAN BADWAIK ,MR. ARVIND CHINTAMANJI SHENDE ,MR NARAYAN SADASHIV CHUKE, MR. GAJANAN UPASRAO PISAL & partner of M/s SHUBH INFRATECH Promoter of the proposed project

WE, MR. BAL VINAYAKROA PISAL, MR. SANDEEP GOPICHAN BADWAIK ,MR. ARVIND CHINTAMANJI SHENDE ,MR NARAYAN SADASHIV CHUKE, MR. GAJANAN UPASRAO PISAL promoter of proposed project / duly authorized by promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That WE / promoter have / has a legal title report to land on which development of project is proposed.

OR

MR. BAL VINAYAKROA PISAL, MR. SANDEEP GOPICHAN BADWAIK ,MR. ARVIND CHINTAMANJI SHENDE ,MR NARAYAN SADASHIV CHUKE, MR. GAJANAN UPASRAO PISAL have/has a legal title report to land on which development of proposed project is to be carried out.

AND

A legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorized by land owner along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances.

3. That the time period within which project shall be completed by me / promoter is 31 Dec. 2025.

Reg. No. 6462 My Term Expires on 31-7-2023 GOVT. OF INDIA

4. (a) For new projects :

That seventy per cent of amount realised by me/ promoter for real estate project from allot tees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

(b) For on- going Project on date of commencement of the Act.

(i) that seventy per cent of amount to be realised hereafter by me/ promoter for the real estate project form allot tees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose accordance with ruled framed by state government.

OR

(ii) That entire amount to be realised hereafter by me/ promoter for real estate project form allot tees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project accordance with rules framed by state government.

5. That amounts from separate account shall be withdrawn in accordance with rules framed by state government.

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 accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statements of accounts duly certified and signed by such chartered accountant and shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been compliance with proportion to percentage of completion of the project.

8. That I/ promoter shall take all approvals on time from competent authorities.

FOR SHUBH INFRATECH

Partner

FOR SHUBH INFRATECH

Partner

9. That I / promoter have / has furnished such other documents as have been prescribed by rules 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.

FOR SHUBH INFRATECH

Partner

Deponent

Verification

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

Verified by me at _____ on this _____ day of _____.

Deponent

FOR SHUBH INFRATECH

Partner

SWORN / SOLEMNLY AFFIRMED BY For shubh infratech For Bal Pisal & others WHO/IS/ ARE PERSONALLY KNOWN TO ME / IDENTIFIED BY ..... BEFORE ME THIS THE 19 DAY May OF 2022 AT NAGPUR.

P. M. DHARMARE
Notary
Nagpur Dist. (M.S.) INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED

NOTARY P. M. DHARMARE DIST. NAGPUR (M.S.) INDIA