भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

ZP 327712

19 APR 2022

Stamp Head Clerk / Sr. Clerk

NOTARIEL REG.
ENTRY NO. 6467
DATE 02/05/2022

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ NAGPUR ★ GOVT. OF INDIA
M.S.I. No. 4753 Reg. Term Expires On 17 Oct 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

Affidavit-cum-Declaration of **M/S Mangaldeep Developers and Mrs Chandadevi Ramaswarup Sarda and Mrs Veena Rajesh Sarda** Of the proposed project Mangaldeep City III situated on KH,No 130, Plot No, 37 Mouza Panjri (Bu), Nagpur - 441110, Through its duly authorize Representative Mr. Abhishek Viay Ingle , Resident of Nagpur.

I, Mr. Abhishek Vijay Ingle, Partner of **M/s Mangaldeep Developers** , Duly Authorised by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under

1. That, Promoter have / 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.

फक्त प्रतिज्ञापत्रासाठा

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....2344.....
दिनांक.....26-04-2022

2) मुद्रांक विकत घेणाऱ्याचे नाव.....
रहिवासाचा पत्ता व सही.....Mangaldeep Developers Ltd
.....
For - Dilip Pande .....

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

26/04/2022

सुबोध एस. ठेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसील कार्यालय, नागपूर
फोन नं. 4601059

26 APR 2022

For

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

NOTARY * JAISWAL * INDIA

3. That the time period within which the project shall be completed by me/Promoter is 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.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the accounts audited within six months 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, I / promoter shall take all the pending approvals on time from the competent authorities.

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

Mr. Abhishek Vijay Ingle
Deponent

Verification

We, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and we have not concealed any material facts.

Verified on this ..... day of.....

Mr. Abhishek Vijay Ingle
Deponent

Be Sworn Solemnly Affirmed by on above

Who is personally Known to me / identified by —

before me on this 02nd day of May 2022 at Nagpur

02/05/2022

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

NOTARIAL NOTARIAL NOTARIAL