

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

ZP 598580

13 MAY 2022

NOTARIAL REG.
ENTRY No. 5174
DATE 19.5.2022

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 **Shri. Nitin Pandurang Kalaskar, Authorizded partner of M/S RYKA INFRACON**, promoter of the proposed project **"RYKA ORCHID"** had acquired the property Plot No. 32 vide the Sale Deed dated 03/09/2021.

I, **Shri. Nitin Pandurang Kalaskar, aged about 43 years, R/o. Plot No 734, Ashirwad Nagar, Hudkeshwar Road, Nagpur-440024 authorized patrner** of the proposed project/duly authorized by the partner of the proposed project, do hereby solemnly declar, undertake and state as under;

1. That, we have a legal title to the land on which the development of the project is proposed.

AND

we 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.

S.R. MATTA NOTARY NAGPUR GOVT. OF INDIA

18 MAY 2022

१)मुद्रांक विक्री नोंदवही अनु.क्र. 8345 दि

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय.नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

S.R.M
NOTARY
NAGPUR DIST.
INDIA
Regd. No. 6776
GOVT OF IN

2. That, the said land is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.

3. That the time period within which the project shall be completed by us is 31/12/2025,

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 That, the amounts from the separate account to cover of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amount from the separate account shall be withdrawn after it is certified by an engineer and a charterd accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, we shall get the account 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 singned by such chartered accountant and it shall be verified dring the audit that the amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to the percentage of completion of the project.

8. That, we shall take all the pending approvals on time from the competent authorities.

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

10. That, we shall not discriminate against any allottee at the time of allotment of any apartment, plot or bulding, as the case may be, on any grounds.

Deponent

Verification

I **Shri. Nitin Pandurang Kalaskar, aged about 43 years, R/o. Plot No 734, Ashirwad Nagar, Hudkeshwar Road, Nagpur-440024** the deonent above, do here by verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 19/05/2022

Deponent

SWORN BEFORE ME ON THIS 19th
DAY OF May 2022 AT NAGPUR B
SHRI/SMT./KU Nitin R. Kalaskar
R/O. NAGPUR WHO HAS BEEN IDENTIFIE
BY SHRI/SMT Self
ADVOCATE NAGPUR

Mrs. S. R. MATTA
Advocate & Notary

NOTARY MRS. S. R. MATTA NAGPUR DISTT. (M.S.) INDIA REGD. No. 6776 GOVT. OF INDIA

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