


महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

ZP 598581
13 MAY 2022

NOTARIAL REG.
ENTRY No. 5172
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. Gaurav Prakashrao Choudhari a 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. Gaurav Prakashrao Choudhari, aged about 31 years, R/o. Plot No. 146, Saibab Nagar, Hudkeshwar, Kharbi Chouk, Near Siddheshwar Apartment, Nagpur-440034 a patrner** of the proposed project/duly partner of the proposed project, do hereby solemnly declar, undertake and state as under;

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

AND

A 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.

१)मुद्रांक विक्री नोंदवही अनु.क्र. ४३४९ दि 18 MAY 2022

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

NOTARY
NAGPUR DIST.
INDIA
Reg. No. 6776
GOVT. OF IN

2. That, the said land is free from all encumbrances incluting 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 me/ promoter 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 That, the amounts from the separate account to cover of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amount from the separate account shall be withdrawn after it is certified by an engineer and a charterd accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.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, I/ promoter 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, 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 bulding, as the case may be, on any grounds.

GP.Choudhari

Deponent

## Verification

I **Shri. Gaurav Prakashrao Choudhari,, aged about 31 years, R/o. Plot No. 146, Saibab Nagar, Hudkeshwar, Kharbi Chouk, Near Siddheshwar Apartment, Nagpur-440034** 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.

GP.Choudhari

Verified on this 19/05/2022

Deponent

NOTARY S. R. MATTA NAGPUR DIST. (M.S.) INDIA REGD. NO. 6776 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SWORN BEFORE ME ON THIS 19th DAY OF May 2022 AT NAGPUR BY SHRI/SMT/KU Gaurav P. Choudhari R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT Self ADVOCATE, NAGPUR

Mrs. S. R. MATTA
Advocate & Notary