

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

NAGPUR TREASURY
BK 317361
12 APR 2022
Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 7312
DATE 21/6/2022

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 the below mentioned Deponents in their capacity as Joint Owners of the Land and as Constituent Members of AOP **Himalaya Infraprojects Sunshine Unit II, Nagpur** Promoter of the proposed project Himalaya Sunshine Lotus Apartments;

1) Shri. Sunil Duddalwar S/o Ramakrishna Duddalwar aged 59 Yrs, Occ: Business Resident of 98 Shivaji Nagar, Nagpur, Tahsil and District – NAGPUR.
2) Sonal Duddalwar W/o. Sunil Duddalwar, aged about 55 yrs, Occupation - Business, Resident of 98 Shivaji Nagar Nagpur, Tahsil and District - NAGPUR.
3) Kunal Duddalwar S/o. Sunil Duddalwar, aged about 31 yrs, Occupation - Business, Resident of 98 Shivaji Nagar Nagpur, Tahsil and District – NAGPUR

NOTARY PURUSHOTTAM N. PORKUTE NAGPUR DISTT. (M.S.) GOVT OF INDIA

१) दस्तऐवज प्रकार अनुच्छेद : नाव करारनामा

२) दस्त नोंदणी करणार आहत काय ?

३) नोंदणी झोणार असल्याय दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र

४) मिळकतीचे वर्णन

५) मोबदला रकमेचे

६) मुद्रांक विकत घेणाऱ्याचे नाव हिमालया डेव्हलपर्स प्रोजेक्ट्स अँड इन्फ्रास्ट्रक्चर प्रा लि

७) दुसऱ्या पक्षकाराचे नाव

८) हस्त अगोदरच्या नोंदणी नाव व पान ची प्रकाश

९) मुद्रांक शुल्क रक्कम 500/-

१०) मुद्रांक खरेदी केल्या पासून ५ दिवसांचे आत कार्यालय 1433 दिनांक 13 APR 2022

११) मुद्रांक विकत घेणाऱ्याची सही

यशवत एस. पाटील

मुद्रांक विक्रेता, ला. क्र. २५०/८६ परवाना क्र. २६०१९६

जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर

All the three persons named at serial no. 1 to 3 above in their personal capacity as Land Owners as well as constituent members of the Promoter AOP **Himalaya Infraprojects Sunshine Unit II, Nagpur**.

We the above named Deponents do hereby solemnly declare, undertake and state as under:

1. That, We Deponents in our capacity as Joint Owners as well as Members of the Promoter AOP **Himalaya Infraprojects Sunshine Unit II, Nagpur** have a legal title to the land described below on which the development of the said project is proposed:

   ALL THAT pieces and parcel of lands bearing Plot No. 66, admeasuring 2504.481 Square Meters and which is part of the said Himalaya Sunshine Layout situated on the Said Land Non Agricultural lands bearing Kh./Survey/Gut Nos. 38 of MOUZA – DABHA, P.S.K. 7 having an area of 3.29 Hectares, (OR 8.13 Acres), Rental Rs. 13.00 Yearly, held in Occupancy Class-1 Rights, bearing City Survey Nos. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

   a. That Legally valid authentication of title of such land along with an authenticated copy of Agreement of Association of Persons of above named Joint Owners of said land forming Promoter AOP **Himalaya Infraprojects Sunshine Unit II, Nagpur** for development of the said real estate project is enclosed herewith.

2. That, the said land is currently mortgaged with Union Bank of India, Dharampeth Branch, Nagpur and hence is encumbered.

3. That the time period within which the project shall be completed by Promoter is 31st Day of December 2024.

4. (a) For new projects :

   That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, 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.

(b) For ongoing project on the date of commencement of the Act

   (i) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottee, 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That, we / promoters 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.

7. That, we / promoters shall take all the pending approvals, if any, on time from the competent authorities.

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

10. That, we / promoters 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.

Deponent

1. **Sunil R. Duddalwar**
2. **Sonal S. Duddalwar**
3. **Kunal S. Duddalwar**

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 I have not concealed any material facts.
Verified on this 01st day of June 2022.

Deponent

1. **Sunil R. Duddalwar**
2. **Sonal S. Duddalwar**
3. **Kunal S. Duddalwar**

NOTARY
PURUSHOTTAM N. PORKUTE
NAGPUR
DISTT. (M.S.)
REGD. No.: 3810
GOVT. OF INDIA

NOTARY
PURUSHOTTAM N. PORKUTE
NAGPUR
DISTT. (M.S.)
REGD.No.3810
GOVT. OF INDIA

SWORN Solemnly affirmed
by Above deponent
who is ~~Personally Known~~
to me identified by ____
before me on this the 2nd
day of June at Nagpur
2022

2/6/2022
PURUSHOTTAM
N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M. S.)

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