भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
CS 707210
04 OCT 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 19585
DATE 6/12/2024

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 Sunshine Unit II Promoter of the proposed project Himalaya Sunshine Lotus Apartments;

1) Shri. Sunil Duddalwar S/o Ramakrishna Duddalwar, aged 61 yrs, Occupation: Business R/o 98 Shivaji Nagar, Nagpur, Tahsil and District – NAGPUR.
2) Sonal Duddalwar W/o. Sunil Duddalwar, aged about 57 yrs, Occupation - Business, Resident of 98 Shivaji Nagar Nagpur, Tahsil and District - NAGPUR.
3) Kunal Duddalwar S/o. Sunil Duddalwar , aged about 33 yrs, Occupation - Business, Resident of 98 Shivaji Nagar Nagpur, Tahsil and District – NAGPUR

NOTARY PURUSHOTTAM N. PORKUTE NAGPUR DIST. (M.S.) REGD NO. 7512 GOVT. OF INDIA

Duddalwar

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	क२।२
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी कायदा अन्वये दस्तम लिपिक कार्यालयाचे नाव पुरुषम निबंधक क.	
४) लिपिकाचे नाव	
५) मालमत्ता स्थलम	
६) मुद्रांक विक्रत घेणाऱ्याचे नाव	हिमाल्या दत्तु पांगरे अ/ल/२।२
७) दुसऱ्या पक्षकाराचे नाव	
८) हरकती असल्यास त्याचे नाव व पत्ता	यक।१।
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनु क्रमांक	२४२९१ दिनांक 18 OCT 2024
११) मुद्रांक विक्रत अणाऱ्याची सही	
प्रशांत एस. पाटील	मुद्रांक विक्रेता ला.क्र.२३०/८६ कोड क्र. ४६०१८ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर शहर



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 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, situated in the Himalaya Sunshine Layout, 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, including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto along with a Well with Electric Motor, Electric Meter and Pump installed thereon, 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 HDFC Bank Ltd., Shankar Nagar Branch, Nagpur and hence is encumbered.

3. That the time period within which the project shall be completed by Promoter is **31st October 2025**.

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 seventy per cent 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.

   OR

   (ii) 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.


GOVT. OF
PURUSHOTTAM
DISTT.

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.

NOTARY PURUSHOTTAM N. PORKUTE NAGPUR DIST. (M.S.) Reg. No. 3810 GOVT. OF INDIA

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

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 6th day of December 2024.

NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SWORN / Solemnly affirmed
by Above Deponent
Who is ~~personally known~~
~~to me~~ identified by
before me this is the 6 th
day of Dec at Nagp.
2024.

6/12/2024

PURUSHOTTAM N. PORKUTE NOTARY GOVT. OF INDIA

Deponent

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