

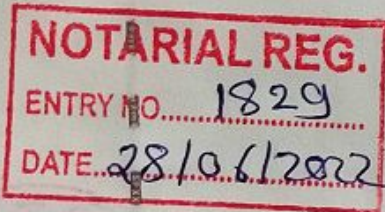


महाराष्ट्र MAHARASHTRA

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ZN 484762

14 JUN 2022



BEFORE THE NOTARY PUBLIC

AT NAGPUR

"FORM B"

[See Rule 3(4)]

Affidavit cum Declaration

DEPONENT: M/s Pinnacle Construction through its Proprietor Mr. Pankaj Ramakrushna Kolhe aged about 33 years, Occupation: Business, having office at A-1 Mulik Complex, Near Hotel Airport Centre Point, Wardha Road, Nagpur - 440015.

I, Mr. Pankaj S/o Ramakrushna Kolhe Proprietor of M/s Pinnacle Construction & Promoter of the proposed project named as "DURVANG VASANT IMPERIAL" situated at Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29 total admeasuring 1365.448 Sq. m in the land bearing kh. No. 70/1 of Mouza Somalwada, Sheet No. 696, P.H. No. 44, and City Survey No. 525, N.M.C. House No. 3486/20 To 3486/29 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Ward No. 15, Tahsil and District – Nagpur.

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

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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by 31/12/2025.



१	मुद्रांक विक्री नोंदवही अनु. क्रमांक- / दिनांक (Serial No. / Date)	16 JUN 2022
२	दस्तावा प्रकार (Nature of document)	पुस्तक विक्री
३	दस्ता नोंदवही करणार आहेत का ? (Whether it is to be registered?)	होय, नाही Yes / No
४	मिळवणीची शीट/वर्णना वर्णन (Property Description in brief)	पुस्तक विक्री
५	मुद्रांक विक्रीत कोणाच्या नावावर आहे (Stamp Purchaser's Name & Signature)	
६	हस्तो असल्यास त्याचे नाव, पत्ता व सही (If through other person then Name, Address & Signature)	
७	पुराव्या पक्षयमाचे नाव (Name of the other party)	Rohit R. Wadkar
८	मुद्रांक मूल्य स्वयंत (Stamp Duty Amount)	₹ 1000
९	सहस्रपत्रक मुद्रांक विक्रीसाठी महीन पुराव्या प्रमाण हस्तो मुद्रांक विक्रीचे दिनांक / वर्ष Stamp Vendor Raghuji Nagar, Nagpur L. No. 11 / 1996 Code No. 4601046	Smt. V. R. Kamble



4. That seventy percent of the amount released by me 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 amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

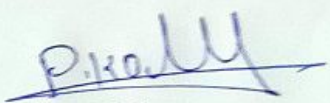
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I 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 amount 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 shall take all the pending approvals on time, from the competent authorities.

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

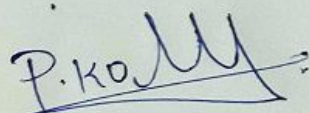
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

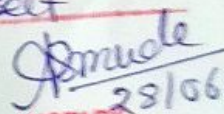
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur on this 28th day of June 2022.


Deponent

Turn before me on this
28/06/22 at Nagpur by
Shri/Smt./Ka. P.R. Kolhe
R/o Nagpur who has been identified
by Shri/Smt. self
Advocate, Nagpur.


28/06/2022
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

