

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 15AA 206487

19 AUG 2022

NOTARIAL REG.
ENTRY NO 11519
DATE 29/9/2022

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. Sanjay Paidlewar and Other**, Promoter of the Proposed project through its authorized signatory Mr. Sanjay Paidlewar duly authorized by the promoter of the proposed project.

I, **Sanjay Paidlewar**, the Authorized Signatory of Sanjay Paidlewar & Other, Promoter of the proposed project, duly authorized by the Promoter of the Proposed project named and styled as SHREE LAXMI NAGAR – II having Land admeasuring 1.01 hectare R., Rental Rs. 9/-, Khate No. 94 being portion of the entire land bearing Khasra No. 17/2 having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of Mouza – RUI, Patwari Halka No. 26, situated at Village – Rui in Tahsil – Nagpur (Rural) and District - NAGPUR, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

NOTARY GOVT. OF INDIA PURUSHOTTAM N. PORKUTE REGD.NO.3610 DISTT. (M.S.) NAGPUR

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	Agreement / Bond
२) दस्त नोंदणी करणार आहेस काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	Sanjay H Paidlewar
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 2093	दिनांक 24/8/22
११) मुद्रांक विकत घेणाऱ्याची सही	

नरेंद्र सुन्दरलाल जैस्वाल

मुद्रांक विक्रेता, ला. क्र. १८/९१, कोड क्र. ४६०१००१
जिल्हाधिकारी परिसर, त कार्यालय, नागपूर (शहर)

24 AUG 2022

NO. 10 GOVT. OF PURUSHOTT NA DISTT REGD.A

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 30/09/2026.

4. That seventy per cent of the amounts to be realized hereinafter by promoter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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 the promoter shall take all the pending approvals on time from the competent authorities.

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

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

DEPONENT

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Nagpur** on this **07** day of September , **2022.**

DEPONENT

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

SWORN Solemnly affirmed by Above Deponent who is ~~Personally Known~~ to me identified by ____ before me on this the 27th day of Sept at Nagpur 2022

7/9/2022

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

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

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL