भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
03AB 211042
24 MAY 2024
Stamp Head Clerk Sr. Clerk

NOTARIAL REG.
ENTRY NO. 6302
DATE 30/5/24

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/S SATPAL SINGH SETHI AND OTHERS having its registered office at Flat no. 403, Shubhashish Square, Abhyankar Nagar, Nagpur- 440010, promoter of project i.e. "Harbans Park" situated at the location, Plot No.1, Mouza - Isasani, Tah: Hingna and District Nagpur, do hereby solemnly declare, undertake and state as under:

1. That the promoters have a legal title Report to the land on which the development of the project is proposed to be carried out.

2. That the project land is free from all encumbrances except project bank finance.

3. That the time period within which the project shall be completed by the promoter from the date of registration of project is on or before 31/07/2027.

4. That seventy per cent of the amounts to be realised hereinafter by me/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.

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

Satpalsingh Sethi & Others

Authorized Signatory

| | | |
|---|---|---|
| ५) | मुद्रांक विक्री नोंद वही अनुक्रमांक | 6133 /दिनांक 30 MAY 2024 |
| ६ | दस्ताचा प्रकार | प्रति |
| ३) | दस्त नोंदणी करणार आहेत का ? | होय/नाही |
| ४) | मिळकतीचे थोडक्यात वर्णन | |
| ५) | मुद्रांक विकत घेणाऱ्याचे नाव व सही | सत्यपाल सिंग सेठी |
| ६) | इसने असल्यास त्यांचे नाव पत्ता व सही | |
| ७) | मुलत्या पक्षकाराचे नाव | |
| ८) | मुद्रांक शुल्क रक्कम | 100 |

एकनाथ देरेडे

मुद्रांक विक्रेता, ना.क्र.१४/१९८६ कोड क्र.४६०१०१६
जिल्हाधिकारी परिसर, ल. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी त्यांनी मुद्रांक, खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

NOTARIAL REG.
ENTRY NO.
DATE

NOTARY
JAGENDRA S. JAMNOTRA

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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

Satpalsingh Sethi & Others

Authorized Signatory

M/S SATPAL SINGH SETHI AND OTHERS

**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 23rd day of May, 2024.

Satpalsingh Sethi & Others

Authorized Signatory

Deponent

NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist.
(M.S.) INDIA
Regn. No.
8196
GOVT. OF INDIA

SEAL OF NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist.
(M.S.) India
Reg. No.
8196
GOVT. OF INDIA

SWORN BEFORE ME ON THIS 30th
DAY OF May 20 24 AT NAGPUR BY
SHRI/SMT./KU. ap abov
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI/SMT.....
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA




Satpalsingh Sethi & Others

Authorized Signatory

Satpalsingh Sethi & Others

Authorized Signatory