भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◑ 2022 ◑

NAGPUR TREASURY
13AA 674304
05 AUG 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 2/301
DATE 18/08/2022

NOTARY
Sadashiv Mesram
Nagpur
Maharashtra India
Regn. No. 15840
My Term Expires on 05-12-2024
GOVT. OF INDIA

FORM 'B'

[See Rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr./~~Ms.~~ **Swapnil Ahirkar proprietor of "M/S. Ahirkar Developers"** promoter of the proposed project /~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____~~:

I, **Swapnil Ahirkar Swapnil Ahirkar proprietor of "M/S. Ahirkar Developers"** promoter of the proposed project ~~/ duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

1. That I/~~promoter~~ have/~~has~~ a legal title report to the land on which the development of the project is proposed

~~OR~~

For Ahirkar Developers
Proprietor

...क्त प्रतिज्ञापत्रासाठी (अनुच्छेद-६)

१) नोंदवही क्रम क्रमांक/दिनांक 99462 9215122

२) मुद्रांक विक्रेत छपाऱ्याचे नाव
नोंदणीकृत पत्ता व सही

स्वाक्षरीत आलेख अहिस्सर

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना
क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

एस. लोखंडे
ला न 5/08, लाई न. 4801018
पाचपावली, नागपूर.

सक्षम

...क्षम कार्यालय/समोर न्यायालयाच्या... नोंदणीकृत करारनामासाठी मुद्रांक खरेदीची आवश्यकता
नाही: (शासन आदेश दि.२१/०७/२००१ नुसार)

...या प्रयोजनाकरिता त्यांनी मुद्रांक खरेदी केला त्यांचे नाव व करावयाची मुद्रांक खरेदी
...केला तपशील देण्यात यावा

For Akira Developers

Proprietor

~~_____ have/has a legal title report to the land on which the development of the proposed project is to be carried out~~

~~AND~~

~~A legally valid authentication of the 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 project land is free from all encumbrances.

~~OR~~

~~That details of encumbrances _____ including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/~~promoter~~ from the date of registration of the project 31-07-2025.

4. (a) For new project:
That seventy per cent of the amount realized 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 the purpose.

~~(b) For ongoing project on the date of commencement of the act~~

~~(i) (that seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, 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 allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~

NOTARY Sadashiv Mestram INDIA

For Akhilkar Developers

Proprietor

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

6. That I/~~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 a 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 I/~~the~~ promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/~~the~~ promoter shall inform the authority regarding 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 I/~~the~~ promoter have/~~has~~ furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That I/~~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 content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from:

Verified by me at

NOTARY GOVT. OF INDIA Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05-12-2024

Sworn before me on this 18th day of Aug 2022 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur. 18.8.2022

NOTARY GOVT. OF INDIA Nagpur (M.S.) INDIA

For Adeshwar Developers

Proprietor

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NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No 15840 GOVT. OF INDIA