



महाराष्ट्र MAHARASHTRA

2022



(FORM B)

AFFIDAVIT CUM DECLARATION

I, **Mr. Narendra Satpute**, the promoter of **M/s DELTA DEVELOPERS**, Promoter of the Proposed project through its partner **Mr. Narendra Satpute** duly authorized by the promoter of the proposed project.

I, **Mr. Narendra Satpute**, the promoter of **M/s DELTA DEVELOPERS**, Promoter of the Proposed project named and styled as "SAPHALYA" having Land bearing Plot No. 4 in Block - B out of the Sanctioned Layout of the Scientific Co-operative Housing Society Limited Nagpur, containing by total admeasurements 1195.37 sq. mtrs. (i.e 12867 sq. ft.) being a portion of the entire land bearing Khasra Nos. 4/1, 4/2, 7/2, 25-26/1-4 of Mouza - AJNI bearing Corporation House No. 143/2, City Survey No. 578 and 579 and Sheet No. 9 of Mouza - AJNI situated at Laxminagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - Nagpur, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



फक्त प्रातज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....18027
दिनांक.....19-08-2022

2) मुद्रांक शिक्त रोणाऱ्याचे नाव.....
रहिवासाचा पत्ता व सही.....Delta Developers Shankar Nayan NK

Prop, Nanded Satpure

3) परवानाधारक मुद्रांक विक्रेत्याची उही

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

Re Ra
Ratnaram
19-08-2022

सुकोध एस. वेंगरे
रॉयल व्हॉडर ला. नं. 7/96
अहमदाबादी परिसर,
महाराष्ट्र लाईन्स, वाजपेय
प्लॉट नं. 4801055

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केलेल्यासुद्धा द. महिष्यात ताणरणे बंधनकारक आहे

NK

For Rupesh



1. That promoter has a legal title Report to the land on which the re-development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 31/12/2025.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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.


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 19th day of August. 2022.


DEPONENT



SWORN BEFORE ME ON THIS 19th DAY OF Aug 2022 AT NAGPUR BY SHRI / SMT/KU.  R/O NAGPUR WHO HAS BEEN IDENTIFIED BY SHR / SMT.  ADVOCATE, NAGPUR.

Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-8, Clerks Town, Nagpur-14



