

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
15AA 046388
05 AUG 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 1441
DATE 18/8/2022

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Shri. Motilal Jiyalal Chaudhari, Proprietor of M/s My Assets Infra,** promoter and developer of the proposed project **"Mai Nagari I"** Acquired the land for project vide Sale Deed Dt: 22/06/2022.

I, Motilal Jiyalal Chaudhari, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the layout of the project is proposed

AND

I legally have valid authentication of title of such land along with an authenticated copy of the agreement and sale deed between the owner and promoter for the Land/ layout is enclosed herewith.

NOTARY
Nishigandha Kadu
Nagpur
Maharashtra India
Regn. No. 16151
My Term Expires on 02-01-2025
GOVT. OF INDIA

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NOTARY Nishigandha Nagpur Maharashtra Regn. No. 1615 My Term Ex on 02-01-2

१	मुद्रांक विक्री नोंदवही अनु.क्रमांक-/दिनांक (Serial No. / Date) 10 AUG 2021
२	दस्ताचा प्रकार (Nature of document) करारनामा
३	दस्त नोंदणी करणार आहेत का ? (Whether if is to be registered ?) होय नाही Yes / No
४	मिळकतीचे थोडक्यात वर्णन (Property Description in brief) माय आपेक्ष
५	मुद्रांक विकत घेणाऱ्याचे नाव व सही (Stamp Purchaser's Name & Signature)
६	दस्ते असल्यास त्यांचे नाव, पत्ता व सही (If through other person than Name, Address & Signature)
७	दुसऱ्या पक्षकाराचे नाव (Name of the other party) राहुल शिरवागु
८	मुद्रांक शुल्क रक्कम (Stamp Duty Amount)
९	परवानाधारक मुद्रांक विक्रेत्याचे सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

Sanjay Vendor
Stamp Vendor
Raghuji Nagar, Nagpur
L. No. 11 / 1996
Code No. 4601046

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2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.

3. That the time period within which the layout shall be completed by us is 31/03/2027

4. That seventy per cent of the amounts 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 that purpose.

5. That the amounts 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 amounts 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 we 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 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.

8. That we shall take all the pending approvals on time, from the competent authorities.

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

10. That we shall not discriminate against any allottee at the time of allotment of any, plot, 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 th Day of August of 2022.

Deponent

Advocate

Sworn before me on this 18th day of August 2022 at Nagpur by Shri/Smt./Ku. Motilal J. Choudhari R/o Nagpur who has been identified by Shri/Sr.: Self

Advocate, Nagpur.

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

NOTARY Nishigandha Kadu Nagpur Maharashtra India REGN. NO. 16151 My Term Expires on 02/01/2025 GOVT. OF INDIA

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