भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 332854
19 JUL 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 18420
DATE 02 AUG 2022

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **SHARDA AGENCIES Proprietor Shri. Rajesh Girjashankar Singh,** Aged 54 yrs. Occupation : Business, R/o. Plot No. 12, 13, Manish Society, Dabha Ring Road, Dabha, Nagpur - 440023 promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03/08/2022 .

I/We, **SHARDA AGENCIES Proprietor Shri. Rajesh Girjashankar Singh ,** 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 We / promoter have / has a legal title Report to the land on which the development of the project is proposed

NOTARY
Vikal Om prakash Chachra
Nagpur
Maharashtra India
Regn. No.
16125
My Term Expires
on 02-01-2025
GOVT. OF INDIA

फक्त प्रतिज्ञापत्रासाठी 9283e

१) मुद्रांक विक्री नोंदवही अनुक्रमांक 24623

दिनांक .....

२) मुद्रांक विक्रेता देणाऱ्याचे नाव ..... मे. SHARDA AGENCIES

पत्ता व सही .....

.....

.....

३) परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तारीख

मुद्रांक विक्रीचे ठिकाण

राहुल आर. सुरंजे
स्टॅम्प वेन्डर लि. नं. ३१/१५
दु.नि.सा.क., नागपूर शहर
कोड नं. ४४०१०५०

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा कारणासाठी
मुद्रांक खरेदी दिनांकापासून ६ महिन्यात वापरणे बंधनकारक आहे.

OR

I/We **SHARDA AGENCIES Proprietor Shri. Rajesh Girjashankar Singh,** 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 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.

11. 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.

12. That the time period within which the project shall be completed by me/promoter from the date of registration of project as on **31/12/2025**.

13. (a) For new projects :

That seventy percent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(iii) 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.

OR

(iv) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

15. That We / 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.

16. That We /the promoter shall take all the pending approvals on time, from the competent authorities.

17. That We/ 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.

18. That We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

19. That We/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 our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Nagpur on this 03rd day of Aug 2022.

02 AUG 2022

Deponent

Sworn before me on this 02nd day of Aug 2022 at Nagpur by Shri/Smt./K. R.G. Singh R/o Nagpur who has been identified by Shri/Smt. ..... Advocate, Nagpur

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

CANCELLED NOTARIAL NOTARIAL NOTARIAL CANCELLED NOTARIAL