



महाराष्ट्र MAHARASHTRA

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97AA 273601

24 SEP 2024



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

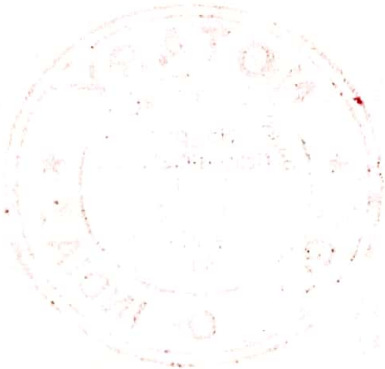
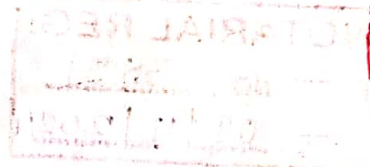
Declaration, Supported by An Affidavit, which shall be Signed by the Promoter or any Person
Authorized by the Promoter

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Navneet S/o Vishweshwardayal Shukul promoter of the proposed project /duly authorized by the promoter of the proposed project " SG Estate - 1" on Survey No.145/5, P.H No.-42 Division- Nagpur, Village-Panjiri (Farms), Taluka-Nagpur & District-Nagpur, PIN: 441108, vide its/his/their authorization dated 09/07/2022:

I, Navneet S/o Vishweshwardayal Shukul promoter of the proposed project/ duly authorized by the promoter of the proposed project " SG Estate - 1" on Survey No.145/5, P.H

१) दस्तावेज प्रकार/अनुच्छेद क्रमांक	१५२००४
२) दस्त निदेशक करणार आहेत काय ?	सोय/नाही
३) नोंदणी सोय अगल्याच सुट्टी दिवसक लागू न्याये नाव	दुय्यक निवडक प्र
४) मिळकतीचे तालुका -	
५) मोबदला सुट्टी	
६) मुद्रांक विकत मोबदला देणारा	नवनी वेड्डल
७) दुराच्या मालकाचे नाव	निमिन, गोमड
८) हस्ते अस्तित्वास त्याचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री तारीख व वर्ष	१५१९८ २७ SEP 2024
११) मुद्रांक विकत घेणाऱ्याचे नाव	
<p><i>S. S. J.</i> सरिता जैन</p> <p>मुद्रांक विक्रेता, ला. क्र. १/८८, कोड क्र. ४६०१०१५ मोलछा मार्ग, सदर बजार, नागपुर-५</p>	



No.-42 Division- Nagpur, Village-Panjiri (Farms), Taluka-Nagpur & District-Nagpur, PIN: 441108
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

~~_____ 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 30-03-2025.

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.~~

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 Nagpur on this ____ day of November 2024



Sworn before me on this 24th day of NOV 2024 at Nagpur by Shri/Smt./Ku. Above Component R/o Nagpur who has been identified by Shri/Smt. _____ Advocate Nagpur

Suresh S. Meshrum
NOTARY
GOVT OF INDIA
NAGPUR (M.S.) INDIA

