



महाराष्ट्र MAHARASHTRA

● 2022 ●

NAGPUR TREASURY

10AA 448149

18 NOV 2022

NOTARIAL REG.

ENTRY NO. 28649

DATE 22/11/2022

FORM 'B'

[See rule 3(4)]

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. **Prasanna Developers Through Partner Shri. Nikhil Prakash Chaple** Promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/11/2022

I, Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. **Shri. Nikhil Prakash Chaple** That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

_____ have/has a legal title 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.

2. That, the said land is free from all encumbrances.

OR

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



1. दस्तावेज प्रमाणित करण्यात येणारे कायदा 02/11/2023

2. दस्त मादणी करणार आहेत काय? होय/नाही

3. मादणी होणार असल्यास दायम निबंधक कार्यालयाचे नाव दायम निबंधक

4. मिल्कतीचे वर्णन

5. मोबदला रक्कम

6. मुद्रांक विकत घेणाऱ्याचे नाव ५२६६११ डोकूम ५२

7. दुसऱ्या पक्षकाराचे नाव शोभा पेंढार

8. दस्त असल्यास त्याचे नंबर व मालक

9. मुद्रांक शुल्क रक्कम

10. मुद्रांक विक्री नोंद वही अनु क्रमांक 33417 दिनांक 21/11/2023

11. मुद्रांक विकत घेणाऱ्याची संपत्ती

पो/ मुद्रांक विकता, ता. २१/११/२०२३ नंबर १६२००२३

यशवन्त एस. वाटील जिल्हाधिकारी परिसर, त. कार्यालय नवमपुरा जिल्हा

3. That the time period within which the project shall be completed by me/Promoter is. (01/10/2024)
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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, I / promoter 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, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Prasanna Developers

Proprietor

Prasanna Developers
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 22 Nov. day of 2022

Prasanna Developers

Proprietor

Prasanna Developers
Deponent



Sworn before me on this 22nd day of NOV 2022 at Nagpur of Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

22/11/2022
NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M S) India

