

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
16AA 134887
04 NOV 2022
Sr. Clerk

NOTARIAL REG.
ENTRY NO. 24115
DATE 17 NOV 2022

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

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

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr./Ms. **Vitthal Narayan Shettewar** Promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/11/2022

I, **Vitthal Narayan Shettewar** 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, 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 betweensuch 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 ofany party in or over such land, along with details..

NOTARY Vikal Omprakash Nagpur Maharashtra India Regn. No. 16125 My Term Expires on 02-01-2025

फक्त प्रतिज्ञापत्रासाठा

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....27646

दिनांक.....10-11-2022

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही.....विठ्ठल नामदेव शेटेवार

For शेतेश्री गोंधडे.....

3) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण 10/11/2022

सुबोध एस. डेंगरे
स्टॅम्प व्हेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
कोड नं. 4601059

For

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे

3. That the time period within which the project shall be completed by me/Promoter is.**(31/10/2024)**

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 bemaintained 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.

Vitthal N. Shettewar
Proprietor

Verification

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

Verified on this 17.Nov. day of 2022

Vitthal N. Shettewar
Proprietor

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

Sworn before r on this 17th
day of Nov 2022 at Nagpur by
Shri/Smt./Ku. V. N. Shettewar
R/o Nagpur who has been identified
by Shri/Smt.
Advocate, Nagpur

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

17 NOV 2022





