NOTARIAL REG. ENTRY NO. 11889 DATE 16/11/2022

CHALLAN

MTR Form Number-6

GRN	MH010320972202223P	BARCODE		Date	09/11/2022-14:40:59	Form ID	
Department	Directorate Of Accounts And Treasuries			Payer Details			
Type of Payment	Stamps Non-Judicial Sale of Non Judicial Stamps SoS			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	APTPN4505K		
Office Name	NAGPUR A T O Stamps			Full Name	ROSHAN GANGADHAR NAGPURE		
Location	NAGPUR						
Year	2022-2023 One Time			Flat/Block No.	PLOT NO 474		
Account Head Details		Amount In Rs.		Premises/Building			
0030045501	Sale of Stamps	100.00		Road/Street	UMRER ROAD BEHIND PANCHAWATI ASHRAM		
				Area/Locality	CHITANIS NAGAR NAGPUR		
				Town/City/District			
				PIN	4 4 0 0 0 9		
				Remarks (If Any)	FORM B AFFIDEVIT		
Total		100.00		Amount In Words	One Hundred Rupees Only		
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502022110902568	8132097546413
Cheque/DD No.				Bank Date	RBI Date	09/11/2022-14:42:04	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9595247737

SEAL OF NOTARY RAJU K. PILLAI NAGPUR (M.S.) INDIA Regn. No. 6237 GOVT. OF INDIA

Print Date 09-11-2022 03:58:00

ONLINE STAMP DUTY PAID

E Receipt	
Government of Maharashtra GRAS Department	
Name of Depositor	ROSHAN GANGADHAR NAGPURE
Government Reference Number	MH010320972202223P
Challan Amount	100.00
Amount (In Words)	One Hundred Rupees Only
Transaction Date and Time	09/11/2022-14:40:59
Status	Success

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **ROSHAN GANGADHAR NAGPURE** co-promoter of the proposed project.

I , Mr. **ROSHAN GANGADHAR NAGPURE** co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Mr. **ROSHAN GANGADHAR NAGPURE** co-promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land of the real estate project is enclosed herewith.

2. That the Project land is free from all encumbrances.

3. That the time period within which the project shall be completed by us as promoter is **31/10/2027**

4. That 70% (seventy per cent) of the amounts realized by me as 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 theproject.

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 theproject.

7. That I 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 theproject.

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

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

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent:- Mr. ROSHAN GANGADHAR NAGPURE

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at_____on this day _____2022.

Deponent :-

Sworn before me on this 16 day of 11 2022 at Nagpur by Shri/Smt Ku. ..... R/o ..... who has been identified by Shri/Smt .....

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL