भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
11AA 808510
20 DEC 2022

NOTARIAL REG 1046
ENTRY NO. 288
DATE 22/12/2022

NOTARY ... GOVT. OF INDIA

Head Clerk / Sr. Clerk

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. **SHRI. ANAND S/o KEWALRAMJI CHURAD, Aged about 42 years residing at Plot No 196, New Shubhedar Layout, Near NIT Ground, Ayodhya Nagar, Nagpur -440024,** Promoter of the proposed project / duly authorized by the promoter of the proposed project.

I, **SHRI. ANAND S/o KEWALRAMJI CHURAD** 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 between such owner and promoter for development of the real estate project is enclosed herewith.

१	मुद्रांक विक्री नोंदवही अनु.क्रमांक- /दि. (Serial No. / Date)
२	दस्ताचा प्रकार (Nature of doc) 21 DEC 2022 प्रतिज्ञापत्र
३	दस्त नोंदणी करण्यात (Whether if is to be registered)
४	मिळकतीचे (Property) आंबा कलमाची ~625
५	मुद्रांक विक् (Stamp
६	हस्ते अस (If through Signature)
७	दुसऱ्या पक्षाचा (Name of the
८	मुद्रांक शुल्क रक्कम (Stamp Duty Amount)
९	परवानाधारक मुद्रांक विक्रेत्याची तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

Smt. Kamble
Stamp Vendor
Raghuji Nagar, Ratnagiri
L. No. 1 / 1
Code No. 4601046

NOTARY
Sanjay

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.

3. That the time period within which the project shall be completed by me/Promoter is 31.12.2024.

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.

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 22nd Day of December 2022.

Deponent

Sworn / Solemnly Affirmed by ..... Amol k. Dhorad .....
Who is personally known to me identified by ..... S. R. More .....
before me on this ..... 2022 ..... day of on 22/12/22 at Nagpur.

Adv. Sanjay R. More
Notary And Advocate

Adv. Sanjay R. More
Notary And Advocate

NOTARY Sanjay R. More Nagpur Dist. (M.S.) India Reg. No. 10496 GOVT. OF INDIA

NOTARIAL NOTARIAL Cancelled NOTARIAL NOTARIAL NOTARIAL Cancelled