

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 808514
Head Clerk / Sr. Clerk

NOTARIAL REG. 10496
ENTRY NO. 285
DATE 22/12/2022

NOTARY Sanjay R. More Nagpur (M.S.) INDIA Regn. No. 10496 GOVT. OF INDIA

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. SUNIL GULABRAOJI KODE, Aged about 45 years, Plot No 73, Hudkeshwar Road, Near Big Hunaman Temple, Salai Godhni, Nagpur-441204,** Promoter of the proposed project / duly authorized by the promoter of the proposed project.

I, **SHRI. SUNIL GULABRAOJI KODE** 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-/दिनांक (Serial No. / Date)	21 DEC 2022
२	दस्ताचा प्रकार (Nature of document)	
३	दस्त नोंदणी करणार आहेत का ? (Whether if is to be registered ?)	होय / नाही (Yes / No)
४	मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	
५	मुद्रांक विक्रेता दोषा... सही (Stamp Purcha... Signature)	
६	इतर अ... (If Any)... Signat...	...ess &
७	दुय्यम नो... (Name of the ...	
८	मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	
९	फायदाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	

Smt. J. R. Kamble
Stamp Vendor
Raghuji Nagar, Nagpur
L. No. 11 / 1998
Code No. 4601046

NOT
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 ofany 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 ascheduled 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 ....Sarita G. Kadu.....
.....
Who is personally known to
me identified by...S. R. More
before me on this ...22...
day of on..22/12/22 at nagpur.

Adv. Sanjay R. More
Notary And Advocate

Adv. Sanjay R. More
Notary And Advocate

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

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