



महाराष्ट्र MAHARASHTRA

2022

11AA 355288

13 DEC 2022

Stamp 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 1) SHRI. MAHENDRA MADHAORAO KORDE (2) SHRI. MUKESH RAMLAL JANGID Partners in M/S. GRUH CHHAYA BUILDER AND DEVELOPERS. duly authorized by the promoter of the Proposed "SPARSH-7" M/s M/S. GRUH CHHAYA BUILDER AND DEVELOPERS. / duly, vide its/his/their authorization dated 27/12/2022

I, WE, 1) SHRI. MAHENDRA MADHAORAO KORDE (2) SHRI. MUKESH RAMLAL JANGID duly authorized by the promoter of the proposed "SPARSH-7" project do hereby solemnly declare, undertake and state as under:

That We Promoters 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 संकेतकी अनु क्रमांक - (Serial No. / Date)	१५ DEC 2022
२	दस्तावा प्रकार (Nature of document)	२२
३	दस्त नोंदणी करणार आहेत का ? (Whether if is to be registered ?)	होय (Yes / No)
४	मिळकतीचे शोडव्यात वर्णन (Property Description in brief)	२०५
५	मुद्रांक विक्रीत घेणाऱ्याचे नाव व सही (Stamp Purchaser's Name & Signature)	१७६६६
६	हस्ते असल्यास त्याचे नाव, पत्ता व सही (If through other person then Name, Address & Signature)	
७	दुसऱ्या पक्षाकडचे नाव (Name of the other party)	२००८१
८	मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	२०५
९	पावनावाक मुद्रांक विक्रेत्याची सही व प्रकीर्ण (Stamp Vendor Signature)	२०५

पावनावाक मुद्रांक विक्रेत्याची सही व प्रकीर्ण (Stamp Vendor Signature)
 Raghuji Nagar, Nagpur
 L. No. 11 / 1996
 Code No. 4601046

2. Details of Encumbrances on Land are as under:
There are no any encumbrances on land.

3. That the time period within which the project shall be completed by me/promoter is 30/12/2024

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

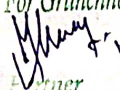
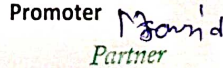
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

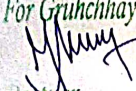
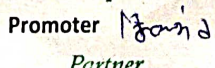
9. That I / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoters 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.


For Gruhchhaya Builders & Developers
 Partner
Promoter  Partner

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 Nagpur on this 27th day of December 2022.


For Gruhchhaya Builders & Developers
 Partner
Promoter  Partner