

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 11AA 816182

30 NOV 2022
Sub Treasury Officer
Katol

NOTARIAL REG.
ENTRY NO. 462
DATE 07/01/2023

NOTARY
Sadashiv Manaji Mesram
Regd. No. 1220
My Term Expires on 05.12.2024
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. Gopal Jugalkishor Chandak** duly authorized by the promoter of the Proposed **SHANTAM NAGRI** duly, vide its/his/their authorization dated 03/01/2023

I, **Mr. Gopal Jugalkishor Chandak duly** authorized by the promoter of the proposed "**SHANTAM NAGRI**" 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.

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/promoters is 31/03/2025.

4. That seventy per cent of the amounts realized by me/promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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.

Mr. Gopal Jugalkishor Chandak

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 03rd day of January 2023.

Mr. Gopal Jugalkishor Chandak

Sworn before me on this 7th day of Jan 2023 at Nagpur by Shri/Smt./Ku. Above deponent R/o. Nagpur who has been identified by Shri/Smt. ..... Advocate, Nagpur

7/1/2023

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