



महाराष्ट्र MAHARASHTRA

2021

NAGPUR TREASURY
ZM 566743

NOTARIAL REG.

ENTRY NO. 5096

DATE 23/01/2023

FORM 'B'

[See rule 3(6)]

05 APR 2022

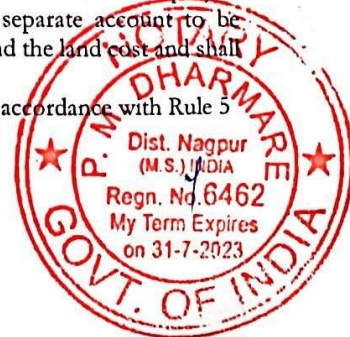
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shravan Ratnakar Nerkar promoter of the proposed project Mangalam Phase-II duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 04-08-2022.

I, promoter of the proposed project Mangalam Phase-II duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the proposed project is to be carried out
2. That the project land is free from all encumbrances
3. That the time period within which the project shall be completed by me on 31-03-2024
4. For new projects
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5



मुद्रांक विन्दी नोंदवही अनु क्रमांक- /दिनांक
(Serial No./Date)

वस्तुचा प्रकार
(Nature of document)

दस्त नोंदणी करणारा ओहोत का ?
(Whether it is to be registered ?)

मिळवणीचे दोडख्यात वर्णन
(Property Description in brief)

मुद्रांक विकत घेणाऱ्याचे नाव व सही
(Stamp Purchaser's Name & Signature)

हस्त अशक्यतास त्याचे नाव, पत्ता व सही
(If through other person then Name, Address & Signature)

दुसऱ्या पक्षकाराचे नाव
(Name of the other party)

मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
तसेच मुद्रांक विक्रिचे ठिकाण/पत्ता

5 APR 2017

दस्त नोंदणी करणारा ओहोत का ?
(Whether it is to be registered ?)

मिळवणीचे दोडख्यात वर्णन
(Property Description in brief)

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(Stamp Purchaser's Name & Signature)

हस्त अशक्यतास त्याचे नाव, पत्ता व सही
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दुसऱ्या पक्षकाराचे नाव
(Name of the other party)

मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
तसेच मुद्रांक विक्रिचे ठिकाण/पत्ता

Stamps
Stamp Vendor
L. No. 71 / 1936
Rajhills Nagar, Akkopur
Code No. 4601046



NOTARIAL REG.
ENTRY NO. 2017
DATE 21/4/2017



RECEIVED
21/4/2017



6. That I the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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.
7. That I promoter shall take all the pending approvals on time, from the competent authorities.
8. That I promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring
9. That I the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be

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Deontar

Mr. Shravan Ratnakar Nerkar
Deponent

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 23rd day of January 2023

SWORN / SOLEMNLY AFFIRMED
BY Mr. Shravan Ratnakar
Nerkar

WHO/IS/ ARE PERSONALLY
KNOWN TO ME / IDENTIFIED BY

self
BEFORE ME THIS THE 23
DAY January **OF** 2023
AT NAGPUR.

P. M. DHARMARE
Notary
Nagpur Dist. (M.S.) INDIA



Deontar

Mr. Shravan Ratnakar Nerkar
Deponent

