भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASU
10AA 923360
11 NOV 2022
Stamp Head Clerk / Sr C

NOTARIAL REG.
ENTRY NO. 1971
DATE 22/11/22

NOTARY Govindra Shankarrao Supare Nagpur Maharashtra India Regn. No. 16304 My Term Expires on 26-[illegible]-2026 GOVT. OF INDIA

FORM-'B'

[See rule 3(4)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit- cum-Declaration of Mr/Ms. Hemant M. Gaurkar Promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated

1. Hemant Gaurkar Promoter of the proposed project / duly authorized by the promoter of the proposed project do hear by solemnly declare undertake & 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 real estate project is enclosed herewith

४) दस्ताचा प्रकार/अनुक्रमांक ५४२१

२) दस्त नोंदणी करणार आहेत काय ? हांव नोंदी

३) नोंदणी तोवार असल्यास दुय्यम निबंधक कार्यालयाचे नांव दुय्यम निबंधक क

४) मुद्रांक शिल्क घेणाऱ्याचे नांव विधिस इन्फ्रा 2 प्रा लि

५) दस्ताचा पक्षकारांचे नांव

६) दस्ते असल्यास त्याचे नांव व संख्या अंकोला

७) मुद्रांक विकी नोंद वही व अनुक्रमांक 2770 दिनांक 15/11/2022

८) मुद्रांक शिल्क घेणाऱ्याची सही

श्री. एस. एस. तिलादार

मुद्रांक शिल्क रु. ३०० कोड क्र. ८० दिनांक अनुक्रमांक



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 the any party in our over such land along with details

3. That the time period within which the project shall be completed by me/ promoter 31/12/2027

4. That seventy percent of the amount realised by me/ promoter for the real estate projects from the alottes from time to time shall be deposited in a separate accounts 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5.That the amounts form the separate account to cover the cost of project shall be withdrawn in proportion to the percentage of completion of the project

6.That the month 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 6 months after the end of the every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified & signed by such chartered accountant and it shall be verified during the audit that the amount 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 /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 & 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

Sanjay Dhawale

Deponent

Hemant Gawande

## Verification

NOTARIAL CANCELLED

ɔnent above do hereby verify the contents of my above Affidavit cum Declaration are correct to the best of my knowledge and I have not concealed any material facts

Hemant Gawande

Sanjay Dhawale

Deponent

n this 21 Nov day of 2022

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NOTARY
Ravindra Shankarrao Supare
Nagpur
Maharashtra India
REGN. NO.
16304
My Term Expires
On 26.01.2025
GOVT. OF INDIA

Sworn before me on this 22nd day of Nov 2022 at Nagpur by Shri/Smt./Ku. M/S Vidhas Infra. R/o. Ngp. who has been identified by Shri/Smt. Self Advocate, Nagpur.

NOTARY
GOVT. OF INDIA
Ravindra Shankarrao Supare
Advocate & Notary
149, Chandramouli Ganesh Nagar, Nagpur-440009 (M.S.)