भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NAGPUR TREASURY

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 11AA 369123

10 JAN 2023

Up Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY No. 1794
DATE 16/1/2023

SEAL OF NOTARY
4
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

FORM 'B'

[See Rule3(6)]

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 **M/s Shamdeo Developers and Builders(Land Owner)**it Partner and Authorised Signatory**ShriPravin alias Sachin S/o ShamdeoraoRaut**of theproposed Newproject **"Swami Samarth Enclave"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Shri Pravin alias Sachin S/o ShamdeoraoRaut(Authorized Partner) of**M/sShamdeo Developers and Builders**(Land Owner)the Projectduly

१)मुद्रांक विक्री नोंदवही अनु.क्र. 3963० दि 10 JAN 2023

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

SEAL OF NO. Mrs.

authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30-06-2026**.

4. **(a)For New projects:-**
   That seventy per cent of the amounts realised by me 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.
   (b) For ongoing project on the date of commencement of the Act.
   That seventy per cent of the amounts to be realised hereinafter bypromoter for the real estate project from the allottees, from time totime, 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 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That, 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, the promoter shall take all the pending approvals on time, from the competent authorities.


Mrs. KHURAN
NAGPUR
DISTT. (V
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8. That, the 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Shri Pravin alias Sachin S/o ShamdeoraoRaut

(Authorised Partner)

M/s Shamdeo Developers and Builders

(Land Owner)

(Deponent)

NOTARY CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

Verification

The contents of my above Affidavit cum Declaration are true andcorrect and nothing material has been concealed by me therefrom.

Verified by me at on this day of **12thJanuary 2023**.

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA

Shri Pravin alias Sachin S/o ShamdeoraoRaut

(Authorised Partner)

M/s Shamdeo Developers and Builders

(Land Owner)

(Deponent)

SWORN BEFORE ME ON THIS 16th DAY OF Jan 2023 AT NAGPUR BY SHRI / SMT./ Ku Abole Deponent R/o NAGPUR .WHO HAS BEEN IDENTIFIED BY SHRI / SMT. ..... ADVOCATE, NAGPUR.

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

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