भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 855085
23 DEC 2022
Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 24690
DATE 28/12/2022

**FORM -'B'**
**[See rule 3(4)]**

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

**Affidavit cum Declaration**

Affidavit-cum-Declaration of Mr. Ranjeetsingh Taralochansingh Chhabda, Age 45 Years, Partner of M/s R Sandesh Projects (AOP) & Promoter and Land Owner of the proposed project namely "SANDESH NAGARI - 4" Khasara No. 92/1, 94/1, 94/2, 95, 96, 97, 98/2, 99, 101/1 Mouza Pewatha, Nagpur (Gramin), District : Nagpur, Pin-441108 AND Khasara No. 107, Mouza : Salai Godhani, Nagpur (Gramin), District : Nagpur, Pin-441204 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/12/2022;

I, **Ranjeetsingh Taralochansingh Chhabda** Promoter of the proposed project / duly

NOTARY S. BHANDARY Dist. Nagpur (M.S.) INDIA Regn. No. 1015 My Term Expires on 26/10/2027 GOVT. OF MAHARASHTRA

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक 40319 दिनांक 22/12/2022

२) दस्ताचा प्रकार GPA

३) दस्त नोंदणी करणार आहेत काय? हाय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही Rajeet Singh Ahuja

६) दस्त असल्यास त्यांचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 100

श्रीमती [illegible]

मुद्रांक विक्रेता, ला.क्र. १/१९१६, सौ.ज्ञा.प्र. ४६०१०४३
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARIAL REG
ENTRY NO.....
DATE.....

NOTARY
ANANDHAM
ADVOCATE
NAGPUR (M.S.)

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

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

AND

Legally valid authentication of title of such land along with an authenticated copy of the agreement betweensuch owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

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

4. That, seventy per cent of the amounts realized 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.


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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 and 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.

**MR. RANJEETSINGH TARALOCHANSINGH CHHABDA**
**Promotor & Partner of R Sandesh Projects**
**Deponent**

**Verification**

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true andcorrect to the best of my knowledge and I have not concealed any material facts.
Verified on this 28th day of December 2022.

**MR. RANJEETSINGH TARALOCHANSINGH CHHABDA**
**Promotor & Partner of R Sandesh Projects**
**Deponent**

SWORN SOLEMNLY AFFIRMED
BY R. T. Chhabda
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY
Self
BEFORE ME THIS THE 28th
DAY OF Dec 2022 AT NAGPUR
S. S. BHANDARY 28/12/2022
NOTARY
NAGPUR (M.S.) INDIA

NOTARY S. S. BHANDARY Dist Nagpur (M.S.) INDIA Regn. No. 1015 My Term Expires on 20/10/2027 GOVT. OF MAHARASHTRA

NOTARY S. S. BHANDARY NAGPUR (M.S.) INDIA Regn. No. 1015 GOVT. OF MAHARASHTRA

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