



महाराष्ट्र MAHARASHTRA

2022

10AA 383612

11 NOV 2022



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

Clerk / St. Clerk

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

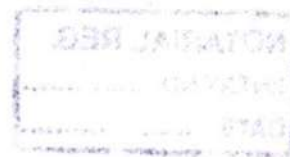
Affidavit cum Declaration

Affidavit-cum-Declaration of SHREE SHYAM TRADING COMPANY through its Partner Shree Ajay Roopnarayan Agrawal, Age 54 Years, being land owners / Promoter of the project (namely "SANDESH NAGARI - 4" on the project land being Khasara No. 75/2, 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/We AJAY ROOPNARAYAN AGRAWAL Partner of SHREE SHYAM TRADING COMPANY being the Land Owner/ Promotor of the proposed project of the project do hereby solemnly declare, undertake and state as under:



१) वस्तुचा प्रकार, अनुच्छेद क्रमांक	पातळपत्र
२) वस्तू नोंदणी करणारा आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुसऱ्या विक्रीक कार्यालयाने नाव	दुय्यक निबंधक ड.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विक्री घेणाऱ्याचे नाव	मे. इमरान ट्रेडिंग कंपनी
७) दुसऱ्या घेणाऱ्याचे नाव	
८) हस्ते असल्यास त्याचे नाव व पत्ता	गा. १२५२ अ. मे. आरिफ
९) मुद्रांक शुल्क रक्कम	₹. 100/-
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	15538
११) मुद्रांक विक्री घेणाऱ्याची अहो	दिनांक 16 NOV 2022
 स. व. श्रीधर सहायक निबंधक	मुद्रांक विक्रीला, ला. क्र. १९/८६, कोड क्र. ४६०१०००५ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)



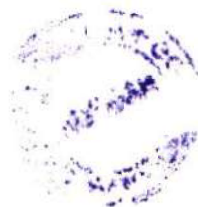
1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

AND

Legally valid authentication of title of such land along with an authenticated copy of the agreement between such 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.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.





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.

Ajay Agrawal

SHREE SHYAM TRADING COMPANY
through it's authorized partner Mr. Ajay
Roopnarayan Agrawal
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 28th day of December 2022.

Ajay Agrawal

SHREE SHYAM TRADING COMPANY
through it's authorized partner Mr. Ajay
Roopnarayan Agrawal
Deponent

WORK SOLEMNLY AFFIRMED
BY A. R. Agrawal
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY Self
BEFORE ME THIS THE 28th
DAY OF Dec 2022 AT NAGPUR

S. S. Bhandary
S. S. BHANDARY
NOTARY
NAGPUR (M.S.) INDIA

