महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
10AA 383612
11 NOV 2022
Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 2692
DATE 29/12/2022

**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 SHREE SHYAM TRADING COMPANY through it's 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:

NOTARY
S. S. BHANDARY
Dist. Nagpur
(M.S.) INDIA
Regn. No
1013
My Term Expires
on 20/10/2027
GOVT. OF MAHARASHTRA

| | |
|---|---|
| १) दस्ताचा प्रकार/अनुच्छेद क्रमांक | प्रतिज्ञापत्र |
| २) दस्त नोंदणी करणार आहेत काय ? | होय/नाही |
| ३) नोंदणी होणार असल्याय दुय्यम निबंधक कार्यालयाचे नाव | दुय्यम निबंधक क्र. |
| ४) मिळकतीचे वर्णन | |
| ५) मोबदला रक्कम | |
| ६) मुद्रांक विकत घेणाऱ्याचे नाव | मे. श्याम ट्रेडिंग कंपनी |
| ७) दुसऱ्या पक्षकाराचे नाव | |
| ८) हस्ते असल्यास त्याचे नाव व पत्ता | नागपूर म. मो. आरिफ Ami |
| ९) मुद्रांक शुल्क रक्कम | Rs. 100/- |
| १०) मुद्रांक विक्री नोंद वही अनु. क्रमांक | 15538 /दिनांक 16 NOV 2022 |
| ११) मुद्रांक विकत घेणाऱ्याची सही | |
| म.व.एच. खोब्रागडे | मुद्रांक विक्रेता, ला. क्र. १९/८६, कोड क्र. ४६०१००५ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर) |

NOTARIAL REG.
INTERNAL
DATE

NOTARY
GOVT. OF MAHARASHTRA

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Dist N
Reg
My Term
on 20
GOVT. OF MA

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.

**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 andcorrect to the best of my knowledge and I have not concealed any material facts.

Verified on this 28th day of December 2022.

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

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

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

28/12/2022

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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