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
10AA 901912
25 NOV 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY No. 4603
DATE: 09/12/2022

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THEPROMOTER ORANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Sachin S/o Shriramji Kadu Promoter of the proposed project / dulyauthorized by the promoter of the proposed project, vide its/his/their authorization dated 01/11/2022;

I, PRAVIN RAUT & OTHERS _Promoter of the proposed project / duly 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 isproposed

OR

PRAVIN RAUT & OTHERS have/has a legal title to the land on which the development of the proposed projectis to be carried out

AND

a 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.

NOTARY ARCHANA S. MISHRAM NAGPUR DIST. (M.S.) INDIA REGD. NO. 1[illegible]2 My term expires on 13-12-2024 GOVT. OF INDIA

१) दस्ताचा प्रकार प्रतिच्छेद क्रमांक २२१

२) दस्त नोंदणी करणार आहेत काय ?

३) नोंदणी होणार असल्याचे दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र.

४) मिळकतीचे वर्णन

५) मोबदला रक्कम

६) मुद्रांक विकत घेणाऱ्याचे नाव प्रविण राऊत व इतर

७) दुसऱ्या पक्षकाराचे नाव

८) हस्त असल्यास त्याचे नाव व पत्ता ज्ञानेश्वर

९) मुद्रांक शुल्क रक्कम

१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 34465 दिनांक 28 NOV 2022

११) मुद्रांक विकत घेणाऱ्याची सही

यशवंत एस. पाटील

मुद्रांक विक्रेता, ला. क्र. २३०/८६, कोड क्र. ४६०१४५

जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (ग्रा.)

NOTARY
CHANA S. MESHRAT
NAGPUR DIST.
M.S.) INDIA

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 any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is 31/03/2025.

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 ascheduled 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.

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.

Deponent

NOTARY ARCHANA S. MESHRAM NAGPUR DIST. (M.S.) INDIA REGD. NO. 15862 My term expires on 13-12-2024 GOVT. OF INDIA

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 30th day of November 2022.

SEAL OF NOTARY ARCHANA S. MESHRAM DIST. NAGPUR (M.S) INDIA Reg. No. 15862 GOVT. OF INDIA

Deponent

SWORN / SOLEMNLY AFFIRMED BY Sachin Shivanji Badu
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 09th DAY OF Dec-2022 AT NAGPUR
09/12/20
ARCHANA S. MESHRAM
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

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