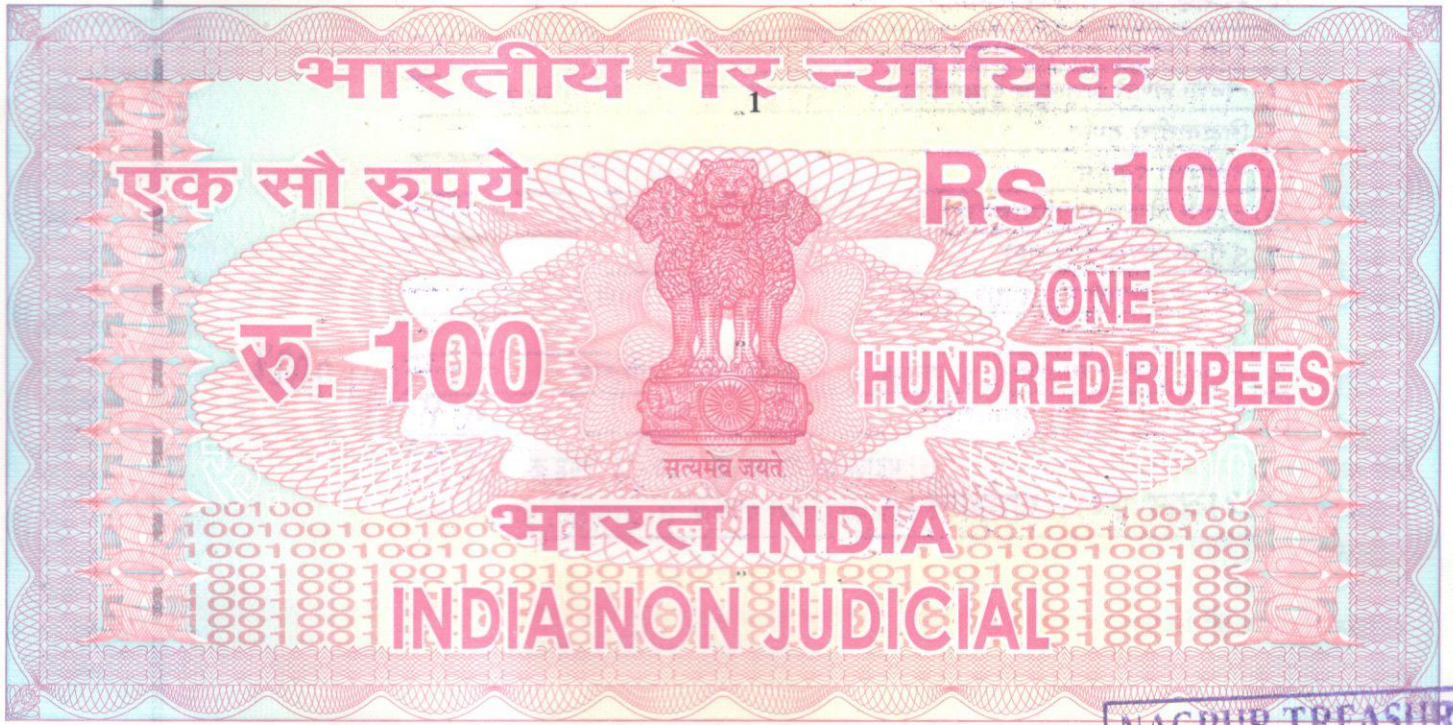




महाराष्ट्र MAHARASHTRA

2022

NOTARIAL REG.

ENTRY No. 4603

DATE: 01/11/2022

NAGPUR TREASURY

10AA 901912

25 NOV 2022

Stamp Head Clerk / Sr. Clerk

FORM - 'B'

[See rule 3(4)]

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 Mr. Sachin S/o Shriramji Kadu Promoter of the proposed project / duly authorized 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 is proposed

OR

PRAVIN RAUT & OTHERS have/has a legal title to the land on which the development of the proposed 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.



१) हस्तक्षेप प्रकार प्रमाणित करमा २२१

२) दस्त नादणी करणार आहत काय ?

३) नादणी होणार असल्याय दुय्यम विवेक कार्यालय नाव

४) भिन्नकतीचे वर्णन

५) मोबदला रक्कम

६) मुद्रांक विकत घेणाऱ्याचे नाव पविता राकेश व शर्मा

७) दुसऱ्या पक्षाचा नाव

८) हस्त असल्यास त्याचे नाव व पत्ता प्राणेश्वर

९) मुद्रांक शुल्क रक्कम

१०) मुद्रांक विक्री नांव वही अनु. क्रमांक ३५५६५ दिनांक

११) मुद्रांक विकत घेणाऱ्याची संपत्ती

28 NOV 2022

यशवंत एस. पाटील

मुद्रांक विक्री, ला. क. २३०/८६, काह क ४६०११५
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर

NOTARIAL REG.
ENTRY NO.
DATE.



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 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.

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

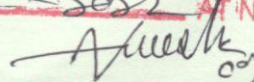
Verification

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 30th day of November 2022.

SWORN / SOLEMNLY AFFIRMED
BY  Sachin Shrivastava
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 09th
DAY OF Dec - 2022 AT NAGPUR


ARCHANA S. MESHAM
ADVOCATE
NAGPUR DIST. (M.S.) INDIA

