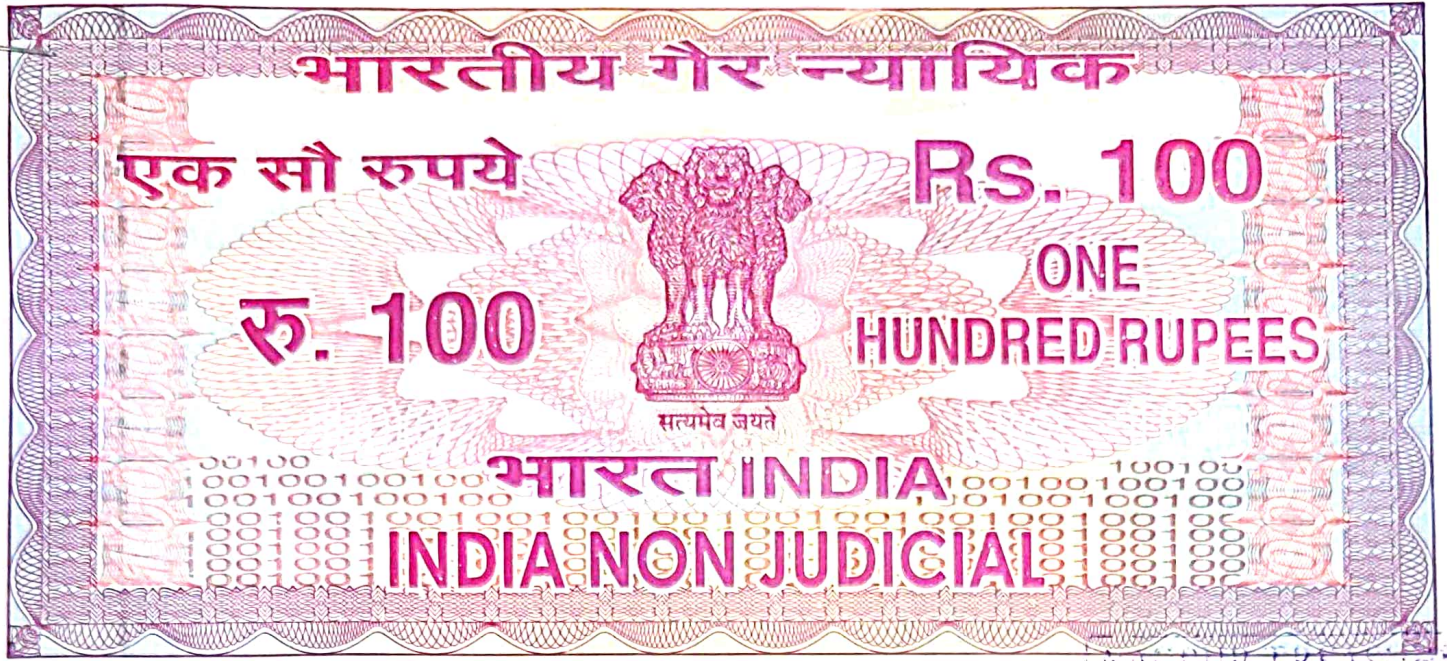




महाराष्ट्र MAHARASHTRA

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33AA 861019

NOTARIAL REG

ENTRY NO. 2157

DATE 20/2/2023

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



10 FEB 2023

**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 Shri. Sachin Ashok Khare, Proprietor of M/s Shree Construction, promoter of the proposed project "Shree Residency" Acquired the land for project vide Sale Deed Dt: 07/01/2022.

I, Sachin Ashok Khare, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the layout of the project is proposed

AND

I legally have valid authentication of title of such land along with an authenticated copy of the agreement and sale deed between the owner and promoter for the Land/ layout is enclosed herewith.

१) मुद्रांक विक्रीची नोंद जहा अर्ज प्रमाण

3041E

/दिनांक

20/2/2023

२) र (लाघा प्रकार

४०

३) वस्तु नाणी प्रमाण अर्हेत कायदे

मध्य/वाही

४) मितलक किं थोडक्यात वर्णन

५) मुद्रांक विक्रीत घडामोडीचे शिवाय व लुप

२०१९ अर्जेचे वर

६) हस्त अस्तव्यास त्याचे नाव, पत्ता व राहो

२०१९

७) दुर शा पदाकाराचे नाव

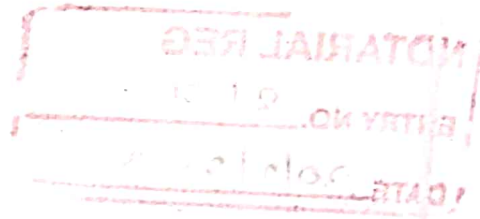
१००

८) मुद्रांक शुल्क रक्कम

जी. बी. भोयर

मुद्रांक विक्रीत, रज.क्र. ११८६, कोड क्र. ४६०१०४०  
जिल्हाधिकारी कार्यालय, त. कपराय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यांच्या कारणासाठी मुद्रांक  
वरवी केला पाहून ६ महिन्यात वापरणे बंधनकारक आहे



2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.
3. That the time period within which the layout shall be completed by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any, plot, as the case may be, on any grounds.



*[Signature]*  
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 20<sup>th</sup> Day of February of 2023.



Deponent *[Signature]*  
WORN BEFORE ME ON THIS *20* THE  
DAY OF *Feb* 2023 AT NAGPUR BY  
SHR/SMT/KU. *Ashu Deponent*  
R/o. NAGPUR WHO HAS BEEN IDENTIFIED BY  
SHR/SMT *[Signature]*  
ADVOCATE, NAGPUR *[Signature]*

RAKESH N. MOHOD  
NOTARY  
NAGPUR DIST. (M.S.) INDIA