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
35AA 144008
21 FEB 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY No. 3941
DATE: 28/2/2023

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROPRIETOR OR ANY PERSON AUTHORIZED BY THE PROPRIETOR

Affidavit cum Declaration

Affidavit cum Declaration of Shri. Alok Shivcharan Agrawal, promoter of the proposed project "Shree Vidhata" Acquired the land for project vide Lease Deed Dated: 26/09/2018.

I, Shri. Alok Shivcharan Agrawal, 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 building of the project is proposed

AND

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

SEAL OF NOTARY
Brajesh N. Prasad
NAGPUR
DISTT. (M.S.)
Reg No. 7201
GOVT. OF INDIA

१) दस्ताचा प्रकार अनुच्छेद व नमुना	विक्री
२) दस्त नोंदणी करणार असल्यास	होय / नाही
३) नोंदणी होणार असल्यास दस्त	सह दिवाणी ७
४) मिळकतीचे वर्णन	
५) मोबदला रु.	
६) मुद्रांक शुल्क	
७) बाजार मूल्यदर	
८) ही असल्यास	
९) मुद्रांक शुल्क	
१०) मुद्रांक विक्री नोंद वही	
११) मुद्रांक विक्रेत्याचा शेरा	

आत्माराम शिवचरण अग्रवाल

रु. ४०

दिनांक 27 FEB 2023

पी. पी. ठाकरे

मुद्रांक विक्रेता ला.क्र. १/८५, फोन क्र. ४६०१००१
जिल्हाधिकारी परिसर स. कार्यालय, नागपूर (शहर)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

A.S. Ag

Deponent

NOTARY Prasad ... Reg. No. 7266

Verification

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

A.S. Ag

Deponent

Verified by me at 28 Day of February of 2023.

Advocate

SEAL OF NOTARY Brajesh N. Prasad NAGPUR DISTT.(M.S.) Reg. No. 7266 GOVT. OF INDIA

SEAL OF NOTARY
Brajesh N. Prasad
NAGPUR
DISTT.(M.S.)
Reg. No. 7266
GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED
BY Abir Jaiswal
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY .....
BEFORE ME THIS THE 28
DAY OF Feb 2023
AT NAGPUR

NOTARY
NAGPUR DIST (M.S.) INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED