भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 33AA 982575

31 JAN 2023

SEAL OF NOTARY RAKESH N. MOHOD Dist Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO. 2158
DATE 20/2/2023

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Shri Prashant Shivcharan Agrawal, Authorized Member of M/S Shivcharan Developers (AOP), promoter and developer of the proposed project **"SHRI VIDHATA".**

I, Shri Prashant Shivcharan Agrawal, Authorized Member of the proposed project do hereby solemnly declare, undertake and state as under:

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

   AND

   We 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.

02 FEB 2023

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	49063 /दिनांक
२) वस्तूचा प्रकार	
३) वस्तू नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	शिव-चंद्रा उल्लेखपत्र
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	मा. वावे
६) हस्ते असल्यास त्याचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	100/-
सतिश एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४१ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून 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 building 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

SEAL OF NOTARY RAKESH N. MOHOD Dist. Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

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 20th Day of February of 2023.

Deponent

Advocate

SEAL OF NOTARY Rakesh Nanasaheb Mohod MAH. NAGPUR Regn. No. 15138 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 20 TH DAY OF Feb 2023 AT NAGPUR BY SHRI/SMT/KU. Above Deponent R/o. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT ..... ADVOCATE, NAGPUR

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

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