



महाराष्ट्र MAHARASHTRA

2022

NOTARIAL REG.

11AA 808016

ENTRY No.

580

DATE:

5/11/2023

20 DEC 2022

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Shri. MAHENDRA S/O LATE SHRI SHYAMRAO TAYWADE, Proprietor of MAHENDRA CONSTRUCTIONS, promoter of the proposed project;

I, MAHENDRA S/O LATE SHRI SHYAMRAO TAYWADE, Proprietor of MAHENDRA CONSTRUCTIONS, promoter of the proposed project do solemnly declare, undertake and state as under:

1. That Shri. MAHENDRA S/O LATE SHRI SHYAMRAO TAYWADE, Proprietor of MAHENDRA CONSTRUCTIONS, have legal title of the land on which the development of the proposed project is to be carried out.

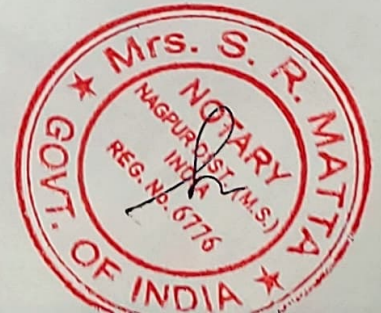
AND

A legally valid authentication of title of such land along with an authenticate copy of the agreement between and owners and promoter for development of the real estate project is enclosed herewith.

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.



दिनांक 22/04/2022

१) रक्कमचा प्रकार	२०
२) वस्तु नोंदणी करणार आहेत काय?	होय/नाही
३) मिळकतीचे थोडक्यात वर्णन -	
४) मुद्रांक विकत घेणाऱ्याचे नाव व सही	हेमंत गजेंद्ररावराव
५) हस्त असल्यास त्याचे नाव, पत्ता व सही	वाठ
६) दुरु या पक्षकाराचे नाव	
७) मुद्रांक शुल्क रक्कम	१०५

जी. वी. भोयर

मुद्रांक विक्रेता, सा.क्र. ५१/८६, कोड द्रा. ४६०१०४०
जिल्हाधिकारी पॉरिशर, त. कागोराय, नागपूर (महाराष्ट्र)

त्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
मोदी के त्याचासुद्धा महिन्यात वापरणे बंधनकारक आहे



3. That the time period within which the project shall be completed by the Promoter is 31/12/2025.
4. That, seventy per cent of the amounts realized by 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time from the competent authorities
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.


MAHENDRA SHYAMRAO TAYWADE
Deponent

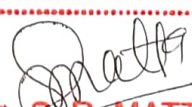
Verification.

I, contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at Nagpur on this 5th Day of Jan-2023


MAHENDRA SHYAMRAO TAYWADE
Deponent

SWORN BEFORE ME ON THIS.....5.....TH
DAY OF.....Jan 2023.....AT NAGPUR BY
SHRI / SMT/KU.....Mahendra. Taywade.....
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHR / SMT.....
ADVOCATE, NAGPUR.


Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-B, Clarke Town, Nagpur-46

