

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 863632
20 DEC 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL Reg.
ENTRY No 71/2023
Date 21/01/2023

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 Mr. Pravin M. Patel Partner of the M/s. Shayona Co-operant proposed project / duly authorized by the promoter / partner of proposed project, vide it's authorization dated 17/01/2023

I, Mr. Pravin M. Patel Partner of the proposed project have duly authorized and do hereby solemnly declare, undertake and state as under

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

AND

NOTARY
NAGPUR
GOVT. OF INDIA

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे
प्रतिज्ञापत्रासाठी कारण
मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता
मुद्रांक बाबतची नोंदवही अनुक्रमांक-/दिनांक
मुद्रांक विकत घेणाऱ्याची सही
परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता
अनिल स. बनोदे ला. नं. 14/95
[illegible] चौक नागपूर. कोड नं. 4601051

Sworn before me on this 21st
day of Jan 2023 at Nagpur by
Shri/Smt./Ku. Pravin M. Patel
R/o. Nagpur who has been identified
by Shri/Smt. Self
Advocate, Nagpur

NOTARY
Govt. of India
Nagpur (M.S.) INDIA

NOTARY GOVT. OF INDIA

NOTARY GOVT. OF INDIA

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

2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by me / partner is 31.01.2029
4. That Hundred percent of the amounts realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of complication of the project.
7. That I 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any plot, as the case may be, on any grounds.

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 Nagpur on this 17th Day of January 2023.

Deponent

