



महाराष्ट्र MAHARASHTRA

2022

NOTARIAL REG.

ENTRY NO. 7257
DATE 05 APR 2023

FORM 'B'

[See rule 3(4)]

NAGPUR TREASURY

34AA 113937

05 APR 2023

Stamp Head Clerk Sr. Clerk

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 Mr./Ms. **Shri. Ganesh Yadorao Chafle** Promoter of the proposed project /duly authorized by the promoter of the proposed project, " **VAISHALI NAGAR** " Cts/Sur/ Kh. No. 85/1, 85/2 Ph. No. 63 Mouza: Kondhali Tah: Katol Dist: Nagpur-441103 vide its/his/their authorization dated 5-04-2023

I, **Shri. Ganesh Yadorao Chafle** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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

OR

_____ have/has a legal title to the land on which the development of the proposed project is to be carried out



१) दस्तावेजा प्रकार/अनुच्छेद क्रमांक	५२
२) दस्त निवेदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क.	
४) मिळकतीचे वर्णन	
५) मोलवली रक्कम	
६) मुद्रांक विक्रेता घेणाऱ्याचे नाव	श्री. राजा चामरा
७) दुसऱ्या विक्रेत्याचे नाव	
८) हाती असल्यास त्याचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	१००
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक	६९ / दिनांक ५/१२/२०२३
११) मुद्रांक विक्रेता घेणाऱ्याची सही	

[Signature]

वि. एन. क्षीरसागर

मुद्रांक विक्रेता ला. क्र. १०/१९९६ कोड क्र. ४६०१००३
जिल्हाधिकारी परीसर तह. कार्यालय नागपूर.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner 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.

3. That the time period within which the project shall be completed by me/Promoter is. (31/12/2025)

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, I / 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, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules

and regulations made under the Act.

10. That, I / 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.


Shri. Ganesh Y. Chafle
Proprietor

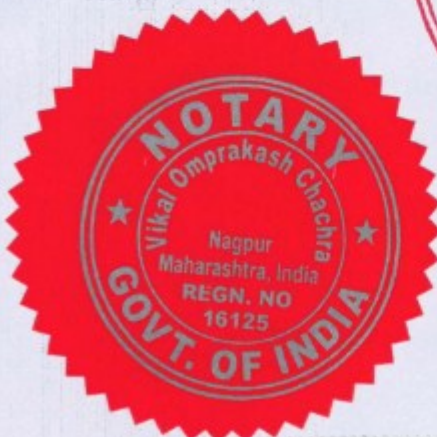
Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 05 Apl. day of 2023




Shri. Ganesh Y. Chafle
Proprietor
For ROYAL RESIDENCY LAND DEVELOPERS
Proprietor



Sworn before me on this 05th
day of April 2023 at Nagpur by
Shri/Smt./Ku.
R/o. who has been identified
by Shri/Smt.
Advocate, Nagpur.

05 APR 2023

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

