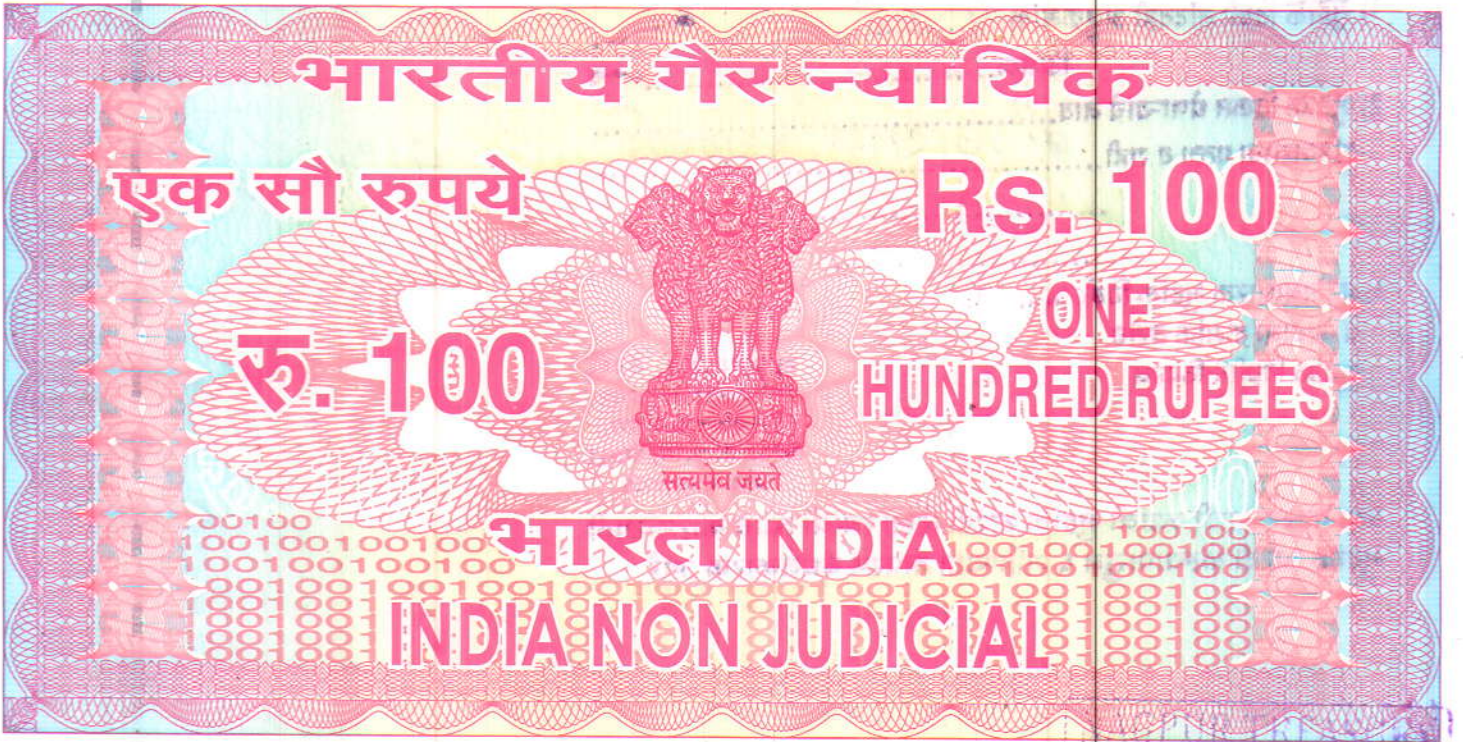


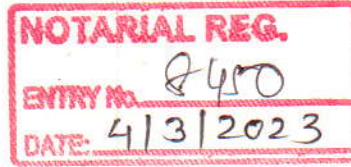


महाराष्ट्र MAHARASHTRA

2022

33AA 616306

14 FEB 2023



Head Clerk / St. Clerk

FORM 'B'

[See rule 3(4)]

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 M/s. Shree Ganeshaay Developer
Through Proprietor Rajni Marotrao Ninawe, Promoter of the
proposed project "Vithu Nagri 1" duly authorized by the Sanction
Authorities of the proposed project, vide Is/his/their authorization
dated 07/03/2023.

I/We, M/s. Shree Ganeshaay Developer Through Proprietor Mrs.
Rajni Marotrao Ninawe, promoter of the proposed project/duly
authorized by the promoter of the proposed project do hereby
solemnly declare, undertake and state as under:

दिनांक. 20/02/2023
2) मुद्रांक विकत घेणाऱ्याचे नाव. श्री गिरीश ३९mm
दहिवासाचा पत्ता व सही
रंजनी कीर्तवे

3) परवानाधारक मुद्रांक विक्रेत्याचे नाव
व परवाना क्रमांक तसेच
मुद्रांक विक्रीचे ठिकाण

२२१

20/02/2023

सुबोध एस. केंगरे
स्टॅम्प व्हेंडर ला. नं. 7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
कोड नं. 4501059

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

९/३१ ११/१५२

मार्किंग प्लेन
mit



1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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.
3. That project shall be completed by me/promoter on 03/03/2028.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 utilised 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.

Verification

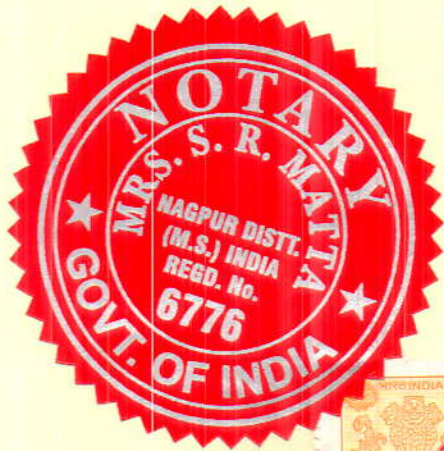
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this day of 20/02/2023.

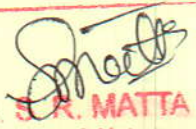
DEPONENTS

सौ. राजनी निनावे.

Shree Ganeshaay Developer Through Proprietor Mrs.
Rajni Marotrao Ninawe



SWORN BEFORE ME ON THIS 4 TH
DAY OF March 20 23 AT NAGPUR BY
SHRI./SMT./KU Rajni. M. Ninawe
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI./SMT
ADVOCATE NAGPUR


Mrs. S. R. MATT
Advocate & Notary
91B-5, Clark Town, Nagpur-4

