

NAGPUR TREASURY
11AA 287425
30 DEC 2022

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG 10496
ENTRY NO. 1278.23
DATE .....

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 Mr./Ms. **Shri. Nandlal Babulal Chourasia** Promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/4/2023 (Kh.No 95/1/A (Part) P.H.No 12 Mouza-Lonara Tah:Nagpur (Gramin) Dist:Nagpur)

I, **Shri. Nandlal Babulal Chourasia** 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 isproposed

OR

_____have/has a legal title to 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 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.

दस्ताचा प्रकार.....
दु.नि. कार्यालयाचे नांव.....
मिळकतीचे वर्णन.....
मुद्रांक विकत घेणाऱ्याचे नांव.....
दुसऱ्या पक्षकाराचे नांव.....
हस्ते असल्यास त्याचे नांव व पत्ता.....
मुद्रांक विकत घेणाऱ्याची सही.....
मुद्रांक शुल्क रक्कम १००/५००.....
मुद्रांक विक्री क्रमांक.....दिनांक.....

सौ. रांजीताई लक्ष्मण देऊळकर
स्टॅम्प वेन्डर (मुद्रांक विक्रेता)
डिस्ट्रीक्ट कोर्ट, नागपूर
लायसन्स नं.९/१९९०
लाय.को. नं. ४६०१००८
मो.नं. ९०२१०२५८३६

3. That the time period within which the project shall be completed by me/Promoter is. **(31/12/2028)**

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. Nandlal B. Chourasia
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 **04 May day of 2023**

Shri. Nandlal B. Chourasia
Proprietor

NOTARY Sanjay R. More Nagpur (M.S.) INDIA Regn. No. 10496 GOVT. OF INDIA

NOTARY Sanjay More Nagpur Dist. (M.S.) India Regn. No. 10496 GOVT. OF INDIA

Attested

Sanjay R. More
Advocate & Notary
Priyanka Palace,
Congress Nagar, Nagpur

SWORN / SOLEMNLY AFFIRMED BY Shri Nandlal B. Chourasia WHO IS PERSONALLY / KNOWN TO ME / IDENTIFIED BY Mul BEFORE ME THIS THE 4.5. DAY OF 2023 AT NAGPUR

Adv Sanjay R. More
Notary And Advocate

Cancelled NOTARIAL NOTARIAL NOTARIAL Cancelled NOTARIAL