भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
34AA 399676
03 MAR 2023
Stamp

NOTARIAL REG.
ENTRY NO 3117
DATE 26/04/2023

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Dharnidharji Gandhi, promoter of the proposed project "**TULSI SAHANIWAS**" located at land having City Survey No. 37, Sheet No. 209/55, Kh No. 164/5, Mouza Dabha, Nagpur.

I, Narendra Dharnidharji Gandhi, promoter of the proposed project "**TULSI SAHANIWAS**" do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the proposed project is to be carried out & 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 project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project is 47 months (on/before 31/03/2027).
4. That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017.

SEAL OF NOTARY RAJU K. PILLAI NAGPUR DIST. (M.S.) INDIA GOVT. OF INDIA

Conti..PTO..

10 9 MAR 2023

१) मुद्रांक किंमत रुपये	54030
२) दस्ताचा प्रकार	५.१
३) [illegible]	[illegible]
४) [illegible]	[illegible]
५) [illegible]	[illegible]
६) [illegible]	[illegible]
७) दस्ताचा अनुक्रमांक	1202
सतिश एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४१ जिल्हाधिकारी परिसर, ग.कार्यालय, नागपूर(शहर)

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

6. 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, in practice, 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.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. I shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I have furnished all such other documents as have been prescribed by the rules & regulations made under the act.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment.

SEAL OF NOTARY Raji K. Pillai NAGPUR Regd. No. 6237 GOVT. OF INDIA

SEAL OF NOTARY RAJI K. PILLAI NAGPUR DIST (M.S.) INDIA Regn. No 6237 GOVT. OF INDIA

Narendra Gandhi

Proprietor
(Gandhi Builders & Developers)
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 26st April 2023.

Narendra Gandhi

Proprietor
(Gandhi Builders & Developers)
Deponent

Solemnly affirmed before me on this 26 day of 04 2023 at Nagpur by Shri/Smt. [illegible] who has been identified by Shri/Smt. [illegible] of Nagpur.

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