

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DB 535196

10 JUN 2025

NOTARIAL REG.
ENTRY NO. 149
DATE 20/06/2025

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. PURUSHOTTAM JAGOJI THOOL** promoter of the proposed project / duly authorized by the promoter of the proposed project/vide its/his/their authorization dated. 01/04/2025.

I, Mr. PURUSHOTTAM JAGOJI THOOL 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 which the development of the project is proposed.

AND

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

NOTARY SHEKHAR M. PARATE Nagpur M.S. INDIA Regn. No. 2690 GOVT. OF INDIA

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१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	5191
२) दस्त नोंदणी करणार आहेत काय ?	Agreement होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र.
४) मिळकतीचे वर्णन -	
५) भोगवटदार वर्गात	
६) मुद्रांक विकत घेणाऱ्याचे नाव,	[illegible]
७) दुसऱ्या पक्षकाराचे नाव,	[illegible]
८) हस्ते असल्यास त्याचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	500/-
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	/दिनांक 20/6/2025
११) मुद्रांक विकत घेणाऱ्याची सही	
दुर्गा बी. बोकाडे	मुद्रांक विक्रेता, ला. क्र. ०३/२४, कोड क्र. ४६०११२९ रघुजी नगर, नागपूर-४४००२४

NOT. SHEKHAR / Nag (M.S.) Regn 156 GOVT. O

2. That the said land is free from all encumbrances.

OR

That details of encumbrances ____NA____ including detail 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 complete by me/promoter is 30/09/ 2025.

4. That seventy percent of the amount 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 or completion of the project.

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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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the accounts collected for a particular project have been utilised for the project and withdrawl has been in compliance with the proportion to the percentage of the completion of the project.

8- That I/promotor shall take all the pending approvals on time, from the competent authorities.

9. That I/promotor have/has furnished such other documents as have prescribed by the rules and regulations made under the Act.

10. That I/promoter shall not discriminate against any allotted at the time of allotment af any apartment, plot or building as the case may be, on any grounds.

P.J.Thool
DEPONENT

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom. verified by me at NAGPUR on this 20th day of June 2025.

Place-Nagpur
Date-20/06/2025

P.J.Thool
DEPONENT

Sworn before me on this 20th dt. day of June 2025 at Nagpur by Shri/Smt./Ku. Purushottam Jagoji Thool R/o Nagpur who has been indentified by Shri/Smt. Self Advocate, Nagpur

NOTARY 20/06/2025
GOVT. OF INDIA
Nagpur (M.S.) INDIA
My Term Expires on 27/11/2029

CANCELLED CANCELLED CANCELLED

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