



महाराष्ट्र MAHARASHTRA

2022

12AA 661276



- 5 JUN 2023

मुद्रांक लिपिक/उप-लेखापाल
नगरपालिका कार्यालय, वर्धा.

मुद्रांक लिपिकी नोबल बही नं. 4334 दिनांक 23/06/23

स्तुताया प्रकार

स्तुत नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याची नांव व सही दिपक उत्तमराव कोमलकर

हमने असल्यास त्याचे नांव व पत्ता

मुद्रांक पत्रकाराचे नांव

मुद्रांक शुल्क रक्कम

मुद्रांक विकत घेतलेला पुरावा जिल्हा व तालुका न्यायालय

वर्धा. परवाना क्र. पुना 02/02 नबिन 1000000

या का का मदी जाती पुरावा खरेदी केला त्याची प्रमाण कारणासाठी

पत्रांक खरेदी करण्यापासून नोंदणीत बापटणे बंधनकारक आहे

FORM
'B'

[See rule 3(6)]

NOTARIAL REG.

ENTRY NO. 358

DATE. 28-06-2023

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. Dipak Uttamrao Komalkar, Mrs. Durga Dipak Komalkar and Mr. Matin Bashir Sheikh being partners of GLOBAL INFRA REAL ESTATE a partnership firm declare that we are Promoters of the Plots development project named and styled as Uttam Park Phase-4 at Khasra No. 407, Mouza-Hingna, Tahsil-Hingna, Dist. Nagpur - 441110.



Matin Bashir Sheikh

Komalkar

MB Sheikh

We, Mr. Dipak Uttamrao Komalkar, Mrs. Durga Dipak Komalkar and Mr. Matin Bashir Sheikh, being partners of GLOBAL INFRA REAL ESTATE a partnership firm declare that we are the Promoters of the Plots development project named and styled as Uttam Park Phase-4 do hereby solemnly declare, undertake and state as under:

1. That We have a Legal Title Report 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 plots 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 is **30/06/2028** from the date of registration of project;

4. (a) For new projects:

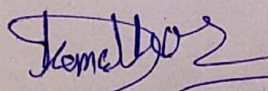
That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

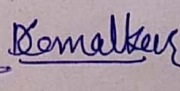
- (b) For ongoing project on the date of commencement of the Act –

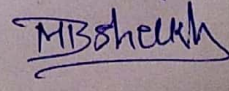
(i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire of the amounts to be realized 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.





5. That the amounts from the separate account shall be withdrawn in accordance with Rule
6. That we will get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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.
7. That we will take all the pending approvals on time, from the competent authorities.
8. That we will inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Verification

Deponent

Jamalkar

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur this 26nd day of June - 2023.

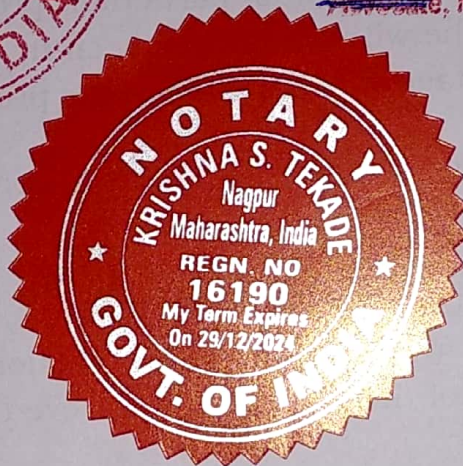
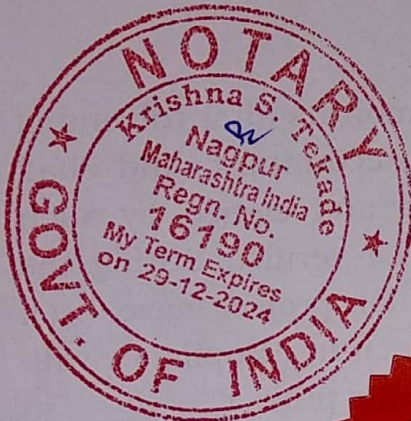
Deponent



Jamalkar

Bomalkar

Mishra



Sworn before me on this 28th
Day of June 2023 at Nagpur by
Shri/Smt. Dipak Uttamrao Kometkar
R/o Nagpur who has been identified
by Shri/Smt. Self
Advocate, Nagpur.

K. D. Dempo 28/06/2023
Krishna S. Tekade
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

