

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
34AA 458539
26 MAY 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 12609
DATE 31/5/2023

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THEPROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr./Ms. **Smt. Lalita Manohar Dehankar** Promoter of the proposed project /duly authorized by the promoter of the proposed project, **Vardhana Devlopers** " Cts/Sur/Kh. No. 95/1 P.H.No. 20 Mouza: Mahalgaon Tah: Kamptee Dist. Nagpur-441104 vide its/his/their authorization dated_____.

I, **Smt. Lalita Manohar Dehankar** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

NOTARY Suresh Sadashiv Mazgaonkar Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05-12-2024 GOVT. OF INDIA

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.

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	8988 31 MAY 2023
२) दस्ताचा प्रकार	④
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	लतीता मनोहरराव देशमुख
६) दस्ते असल्यास त्यांचे नाव, पत्ता व सही	-नील
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	100
सतीश एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४१ जिल्हाधिकारी परिसर, न्यायालय, नागपूर(शहर)

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

NOTA
Suresh Sadash
Nagp
Maharashtra
Regn. N
1584
My Term Exp
on 06/12/20
GOVT. OF

3. That the time period within which the project shall be completed by me/Promoter is. **(31/12/2025)**

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.

सौ.ललिता मनोहरराव डेहनकर

Smt. Lalita M. Dehankar
Deponent

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 **31 May day of 2023**

Sworn before me on this 31st dt
day of May 2023 at Nagpur by
Shri/Smt./Ku. Lalita M. Dehankar
R/o. Nagpur who has been identified
by Shri/Smt. —
Advocate Nagpur

31/5/2023
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

सौ.ललिता मनोहरराव डेहनकर

Smt. Lalita M. Dehankar
Deponent

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