



महाराष्ट्र MAHARASHTRA

2022

33AA 946823

07 FEB 2023

NOTARIAL REG.

ENTRY NO. 3014

DATE 7/12/2023

Stamp Head Clerk / St. Clerk



FORM 'B'

[See Rule 3(6)]

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 Shri Navneet S/o Yogendranath Singh , Shri
Vineet S/o Yogendranath Singh , Shri Praneet S/o Yogendranath Singh

7 FEB 2023

- १) मुद्रांक विक्री नोंदवही अनु.क्र. 32884 दि
- २) दस्तावा प्रकार.
- ३) दस्ता नोंदणी करणार आहता का? होय/नाही. होय
- ४) मुद्रांकाचे थोडक्यात वर्णन
- ५) मुद्रांक विक्री घेणाऱ्याचे नाव व पत्ता. नवगिरी शिंदे गिर
- ६) हस्ते असल्यास त्याचे नाव व पत्ता
- ७) दुसऱ्या पक्षकाराचे नाव. देवेंद्र
- ८) मुद्रांक शुल्क रक्कम.

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय नं. १/८९, तहसील कार्यालय, नागपुर
फोड.नं. ४६०९०३७



, **Shri Rajeev S/o Lt. Manmohan Lal Beohar & Shri Mukesh S/o Lt. Manmohan Lal Beohar (Land Owners)** of the proposed New project "**Iconic Sudama**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 06th February 2023;

Project Details: "**Iconic Sudama**" Situated at Plot No.303 & 304, Civil Station Expansion Scheme KH No.29, CTS No.1111 Mouza Gadga WHC Road TAH & District Nagpur 440010

We, Shri Navneet S/o Yogendranath Singh , Shri Vineet S/o Yogendranath Singh , Shri Praneet S/o Yogendranath Singh , Shri Rajeev S/o Lt. Manmohan Lal Beohar & Shri Mukesh S/o Lt. Manmohan Lal Beohar (Land Owners) of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before **31-12-2027**.

4. For New projects:-

That seventy per cent of the amounts realised by me 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 the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That, the promoter shall 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, the promoter shall take all the pending approvals on time, from the competent authorities.
8. That, the promoter shall 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Singh

Shri Navneet Yogendranath Singh

Singh

Shri Praneet Yogendranath Singh

Mukesh

Shri Mukesh. Manmohan Lal Beohar

(Land Owners)

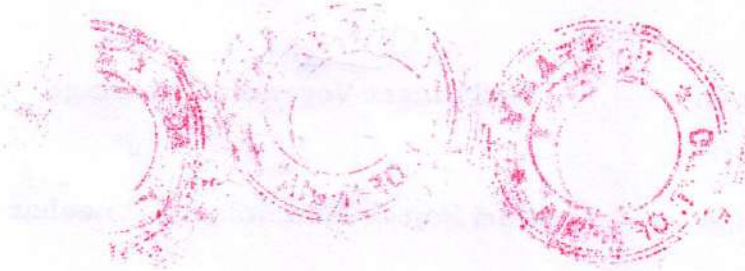
(Deponent)

Singh

Shri Vineet Yogendranath Singh

Beohar

Shri Rajeev Manmohan Lal Beohar



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 on this day of 06th February 2023.

Singh

Shri Navneet Yogendranath Singh

Praneet

Shri Praneet Yogendranath Singh

Mukesh

Shri Mukesh. Manmohan Lal Beohar

(Land Owners)

(Deponent)

Singh

Shri Vineet Yogendranath Singh

Manmohan

Shri Rajeev Manmohan Lal Beohar

Sworn before me on this th 7
day of Feb 20 23 a. agpur by
Shri/Smt./Ku. Above deponent
R/o Nagpur who has been identified
by Shri/Smt.
Advocate, Nagpur

7/2/2023
NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M S.) India

