



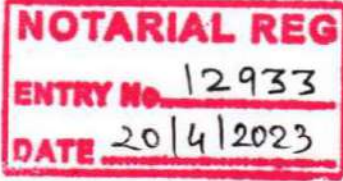
महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
34AA 101945

05 APR 2023

Stamp Head Clerk / Sr.



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 Aditya S/o Umesh Gupta, Shri Dilip S/o
Prahladrai Agrawal, Smt. Saroj W/o Dilip Agrawal and Smt. Rupa W/o

1) मुद्रांक क्रमांक: 472 दिनांक: 16 APR 2023	
2) दस्तावेज प्रकार	प्राप्त
3) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
4) मिळालेल्या थोडक्यात वर्णन	
5) मुद्रांक विकत देणाऱ्याचे नाव व वडी	दिमीन मशवार
6) हस्त लिखित स्याच नाव, पत्ता व सही	दिमीन मशवार
7) मुद्रांक काढणारा नाव	
8) मुद्रांक मुद्रांक रकम	
वार. के. काढते	मुद्रांक विकत, सा.क्र.१०/१९९२, कोट क्र. ४६०९०४४ मि.हा.विकारी परिसर, स.कार्यालय, नागपूर(महाराष्ट्र)
ज्या कारणासाठी यांनी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी केला आहे.	



Manoj Agrawal of the proposed New project "**The Sky**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 06th April 2023;

Project Details: "**The Sky**" Situated at Plot No.1-A and 1-C, CTS No.659& 658, Sheet No.55 & 38 Mouza Lendra Village Nagpur, TAH & District Nagpur 440010

We, Shri Aditya S/o Umesh Gupta, Shri Dilip S/o Prahladrai Agrawal, Smt. Saroj W/o Dilip Agrawal and Smt. Rupa W/o Manoj Agrawal (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 **31-07-2028**.

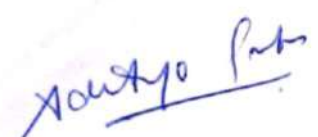
4. For New projects:-

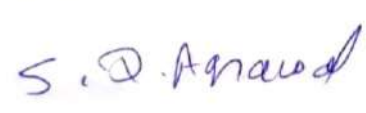
That seventy per cent of the amounts realised by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

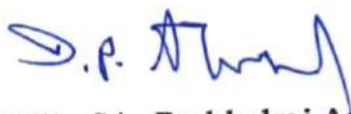
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

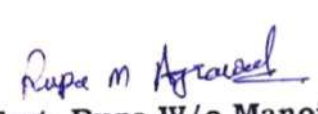


6. That, the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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 subsection (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.



Shri Aditya S/o Umesh Gupta,
(Land Owner)
(Deponent)


Smt. Saroj W/o Dilip Agrawal
(Land Owners)
(Deponent)

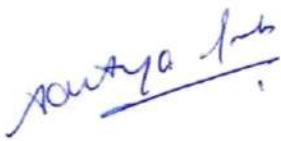

Shri Dilip S/o Prahladrai Agrawal,
(Land Owners)
(Deponent)

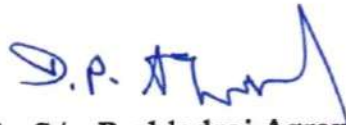

Smt. Rupa W/o Manoj Agrawal
(Land Owners)
(Deponent)

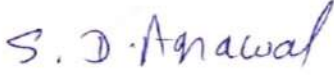
Verification

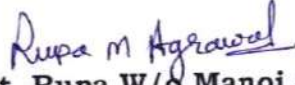
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

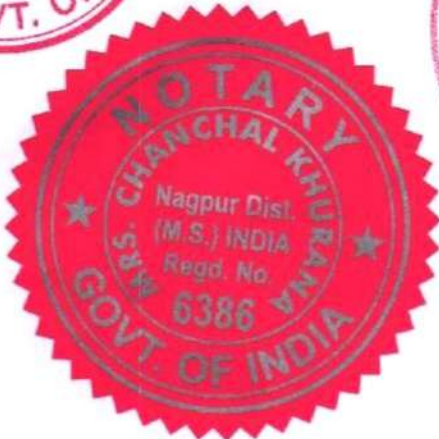
Verified by me at on this day of **10th April 2023**.

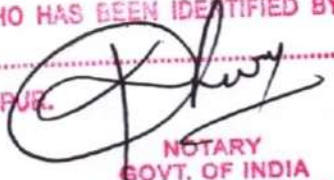

Shri Aditya S/o Umesh Gupta,
(Land Owner)
(Deponent)


Shri Dilip S/o Prahladrai Agrawal,
(Land Owners)
(Deponent)


Smt. Saroj W/o Dilip Agrawal
(Land Owners)
(Deponent)


Smt. Rupa W/o Manoj Agrawal
(Land Owners)
(Deponent)



SWORN BEFORE ME ON THIS **20th**
DAY OF **April**, **2023** AT NAGPUR BY
SHRI / SMT. / Ku. **Above Deponent**
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. 
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

