

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
34AA 513403
03 MAY 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY No. 9591
DATE: 12/5/2023

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Anandraj Developers (Through Partner Mr. Karan Rajendra Jaiswal)** Promoter of the proposed project **"Glory"** duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 05/12/2022.

I/We, M/s. **Anandraj Developers (Through Partner Mr. Karan Rajendra Jaiswal)** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Mrs. S. R. MATTA
NOTARY
NAGPUR (M.S.) INDIA
REG. No. 6796
GOVT. OF INDIA

१) खरेदी विक्री नोंद वही अनु.क्रमांक 4696 दिनांक 09 MAY 2023

२) दस्तऐवज प्रकार पुन

३) पक्षकार यांच्यात करारनामे आहेत काय ? होय/नाही

४) दिनांकापासून कालावधीत वर्षांत

५) मुद्रांक विक्रेता यांचे नाव व सही करण राजेंद्र अग्रवाल

६) दस्त सादरकर्ता याचे नाव, पत्ता व सही जेएम

७) मुद्रांकाचे फेरफारीचे नाव

८) मुद्रांक शुल्क रक्कम 100/-

सतिश एच. पाटील

मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४१
जिल्हाधिकारी परिसर, स.कार्यालय, नागपूर(शहर)

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

Mrs. S.
NOT
NAGPUR DIS
INDIA
REG. No. 6
GOVT. OF

1. That I / promoter have / has a legal title 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 real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 5th December 2024.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

Verification

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

Verified by us on this 9th day of May 2023.

Anandraj Developers
Partner

DEPONENTS
ANANDRAJ DEVELOPERS
THROUGH PARTNER MR. KARAN RAJENDRA JAISWAL

Mrs. S. R. MATTA
NOTARY
NAGPUR DIST. (M.S.) INDIA
REG. No. 6776
GOVT. OF INDIA

SWORN BEFORE ME ON THIS 12 TH
DAY OF May 20 23 AT NAGPUR BY
SHRI / SMT./ KU. Karan R. Jaiswal
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-B, Clarke Town, Nagpur-1

NOTARY
MRS. S. R. MATTA
NAGPUR DISTT.
(M.S.) INDIA
REGD. No.
6776
GOVT. OF INDIA

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