

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

16AA 148687
30 SEP 2022

Stamp Head Clerk/Sr. Clerk

NOTARY KRUSHNA J. GAMI Reg. No 7995 NAGPUR DISTRICT GOVT OF INDIA

NOTARIAL REG
ENTRY NO.: 3466
DATE: 15/10/2022

FORM – B

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of

01. **SHRI NARSHI S/O DEOSI PATEL,** {PAN : AAOPP5328A} {UID : 6845 6945 4102} aged about 68 years, Occupation : Business,

02. **SMT. NARMADABEN S/O NARSHI PATEL,** {PAN : AAOPP5308E} {UID : 2156 7726 0864} aged about 63 years, Occupation : Housewife,

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१) मुद्रांक विक्री नोंद वही अनुक्रमांक 29082 दिनांक. 13 OCT 2022

२)दस्ताचा प्रकार LD

३) दस्त नोंदणी करणार आहेत कां ? होय/नाही

४)मिळकतीचे थोडक्यात वर्णन

५)मुद्रांक विकत घेणाऱ्याचे नांव व सही किशोर देवजी पोळ

६) हस्ते असल्यास त्याचे नांव पत्ता व सही

७)दुसऱ्या पक्षकाराचे नांव

८)मुद्रांक शुल्क रक्कम

प्रभु जी जोध

मुद्रांक विक्रेता ता क.२३/९५कोड क्र ६०१८**
शांतीनगर नागपुर मुख्य निबंधक क्र १

Chalage

NOTARY J. GAME ★ A
RUSHNA Reg. No.

Both Resident of 1094, 10TH, Main Road, R P C Lay Out, Bangalore North - 560040, at present at Lakadganj, Nagpur - 440008

03. **SHRI RATANSHI S/O DEOSI PATEL,** {PAN : ADApp7086l} {UID : 4506 4604 2024} aged about 71 years, Occupation : Business,

04. **SMT. GANGABEN W/O RATANSHI PATEL,** {PAN : ABZPP1585D} {UID : 7614 0552 3558} aged about 68 years, Occupation : Housewife,

Both Resident of 3, 14th Main Road, Alliguppa, Vijayanagar 2nd State, Bangalore North - 560040, at present at Lakadganj, Nagpur - 440008

05. **SMT. VASANTIBEN WD/O MANILAL PATEL,** {PAN : AEOPP6770J} {UID : 2298 8193 3452} aged about 75 years, Occupation : Housewife,

06. **SHRI MAHESH S/O MANILAL PATEL,** {PAN : ACOPP0292M} {UID : 6113 1340 6700} aged about 58 years, Occupation : Business,

07. **SHRI AJAY S/O MANILAL PATEL,** {PAN : ACOPP0291J} {UID : 4449 4237 4475} aged about 53 years, Occupation : Business,

All 05 to 07 Resident of 1048, 10TH Main Road, Umiya Bhawan, Hampi Nagar, R P C Lay Out, Vijay Nagar, 2nd Stage, Bangalore North - 560040, at present at Lakadganj, Nagpur - 440008

08. **SMT. JETHIBEN WD/O DEOSI PATEL,** {PAN : AAOPP2696M} {UID : 3123 2374 5373} aged about 91 years, Occupation : Housewife, Resident of 86, Umiya Bhawan, Near Jalaram Mandir, Quetta Colony, Nagpur - 440008,

09. **SHRI KISHOR S/O DEOSI PATEL,** {PAN : AAOPP5309F} {UID : 5886 8853 1015} aged about 60 years, Occupation : Business, Resident of 86, Umiya Bhawan, Near Jalaram Mandir, Quetta Colony, Nagpur - 440008,

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All acting through constituted Attorney one of the owner **SHRI KISHOR S/O DEOSI PATEL,** {Power of Attorney dt.**11/11/2021** registered with Sub Registrar, **RJN** -4 at Book No. **461** at Sr. No. **1 TO 11** dt. **11/11/2021**}, being land owners / Promoter of the project (namely "REYANSH APARTMENTS" on the project land being ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold land bearing Plot No. 86, Kh. No.43, CTS No. 213, Sheet No. 177, NMC House No. 53, 53/A, 53/1, 53/B, 53/A/1, 53/B/1, Ward No. 23, situated at Lakadganj, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur-440008: /duly authorized by the promoter of the project, vide its /his/their authorization dated (19/07/2022);

I, Kishor Devsi Patel constituted attorney for promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I, the Promoter has a legal title Report to the land on which the development of the project is proposed and has also legally valid authentication of title of such land by virtue of authenticated copy of the agreement between land owners and promoter for development of the real estate 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/promoter from the date of registration of project; 31/12/2026.
4. 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 amount from the separate account shall be withdrawn in accordance with Rule 5
6. That I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

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8. That I / 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 I / the promoter have / has 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 allotment of any apartment, plot or building, as the case may be.

For SHRI NARSHI S/O DEOSI PATEL
SMT. NARMADABEN S/O NARSHI PATEL
SHRI RATANSHI S/O DEOSI PATEL
SMT. GANGABEN W/O RATANSHI PATEL
SMT. VASANTIBEN WD/O MANILAL PATEL
SHRI MAHESH S/O MANILAL PATEL
SHRI AJAY S/O MANILAL PATEL
SMT. JETHIBEN DEOSI PATEL

Mr. Kishor Devsi Patel
Constituted Attorney
Deponent

Verification

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

Verified by me at Nagpur on this 15.10.2022.

For SHRI NARSHI S/O DEOSI PATEL
SMT. NARMADABEN S/O NARSHI PATEL
SHRI RATANSHI S/O DEOSI PATEL
SMT. GANGABEN W/O RATANSHI PATEL
SMT. VASANTIBEN WD/O MANILAL PATEL

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SHRI MAHESH S/O MANILAL PATEL
SHRI AJAY S/O MANILAL PATEL
SMT. JETHIBEN DEOSI PATEL

Patel

Mr. Kishor Devsi Patel
Constituted Attorney
Deponent

NAGPUR DISTRICT * GOVT OF INDIA

NOTARY * KRUSHNA J. GAME * Reg. No 7995 * NAGPUR DISTRICT * GOVT OF INDIA

Sworn before me on this 15th
day of Oct 2022 at Nagpur by
Shri/Smt./Ku Kishor D. Patel
R/o. Nagpur, Who has been identified
by Shri / Smt. Himself.
Advocate Nagpur

On 15/10/2022

NOTARY
Govt. of India
Nagpur (M.S.) INDIA

K. J. GAME
B. Com. LL.B
Advocate & Notary
333, Garoba Maidan,
Old Bagadgani, Nagpur-8

SEAL OF NOTARY * KRUSHNA J. GAME * Nagpur Dist. (M.S.) India Reg. No. 7995 * GOVT. OF INDIA



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