

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG.
ENTRY NO. 9886
DATE 25/05/2022

NAGPUR TREASURY
34AA 177930
23 MAY 2022
Stamp Head Clerk / Sr. Cl

NOTARY
MRUNAL B. GHATE
DIST. NAGPUR
(M.S.) INDIA
Regn. No.
15529
My Term Expires
on 21-11-2024
GOVT. OF INDIA

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 1) **Mr. Ashish Ramraoji Bobade, 2) Mr. Satish Gunwant Khangan,** in the capacity as promoters of the proposed project **RAM NAGAR-IV,** Kh No. 177/B & 178/B, P.H. No.- 78, Mouza - Takalghat, Tah. HIngna, District- Nagpur

I/We, 1) **Mr. Ashish Ramraoji Bobade, 2) Mr. Satish Gunwant Khangan,** in the capacity as promoters of the proposed project do hereby solemnly declare, undertake and state as under:

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 13323	दिनांक 26 MAY 2023
२) दस्ताचा प्रकार	[illegible]
३) दस्त नोंदणी करणार आहेत काय ?	हाव नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	आशिष रा. बोबडे
६) हस्ते अ[illegible]	शुभम कुले
७) [illegible]	
८) मुद्रांक [illegible]	100
[illegible]	मुद्रांक विक्रेता ला.क. ०१/२०२० कोड क्र. ४६०११२० जिल्हा व सत्र न्यायालय परिसर, [illegible]

ज्या कारणासाठी ज्यांना मुद्रांक खरेदी करावयाचे आहे त्याच कारणासाठी मुद्रांक खरेदी करण्यापासून [illegible]

GOVT. OF

1. **1) Mr. Ashish Ramraoji Bobade, 2) Mr. Satish Gunwant Khangan,** in the capacity of promoters has a legal title Report to the land on which the development of the proposed project is to be carried out.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31.12.2027.**
4. That seventy per cent of the amounts to be realised hereinafter by 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/development cost and the land cost and shall be used only for that purpose.
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 That the amount from the separate account shall be withdrawn in accordance with Rule 5.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.

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.

NOTARY MRUNAL B. GHATE Dist. NAGPUR (M.S.) INDIA Regn. No. 15529 My Term Expires on 21-11-2024 GOVT. OF INDIA

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 18th day of July'2023.

SWORN SOLEMNLY AFFIRMED BY ..... WHO IS PERSONALLY KNOWN TO ME IDENTIFIED SELF/AT..... BEFORE ME THIS THE ..... DAY OF.. 20/07/2023 AT. NAGPUR

NOTARY DIST NAGPUR GOVT OF INDIA (M.S.)

Mr. Ashish Ramraoji Bobade
Owner

Mr. Satish Gunwant Khangan
Owner

NOTARY MRUNAL B. GHATE NAGPUR INDIA

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