



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY

34AA 444043

09 MAY 2022

NOTARIAL REG.

ENTRY NO. 2931

DATE 11/05/2022

FORM 'B'  
[See rule 3(6)]

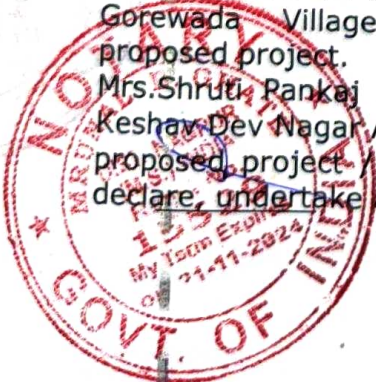
Head Clerk / St. Clerk

**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 1) Shri Chetan Shrikant Thorat R/o of Plot No. 02 South Ambazari Road Near, Tirupati urban Cooperative Bank Shraddhanandpeth Nagpur 440010 2) Shri Rajesh Shrikant Thorat R/o of Plot No. 02 South Ambazari Road Near, Tirupati urban Cooperative Bank Shraddhanandpeth Nagpur. through its Director Mrs. Shruti Pankaj Dhawan as landowner of the proposed project "GOKUL GREENS WING PEARL" located at survey no 272 Sheet No.71 Plot No-02 Mouza Gorewada Village-Nagpur Taluka Nagpur authorized by the landowner of the proposed project.

Mrs. Shruti Pankaj Dhawan Partner of M/s. Pankaj Construction office at Gokul Keshav Dev Nagar Ajni Nagpur 440013 landowner of the proposed project / duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:



१) देनाचे प्रकार/अनुच्छेद क्रमांक

२५५

२) दस्त नोंदणी वा ... आहेत काय ?

होय/नाही

३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यक निबंधक क्र

४) मिलकतीचे वर्णन -

१) मोबदला रक्कम

२) मुद्रांक विकत घेणाऱ्याचे नाव

पं. ५५५ ७५६६९०५

३) दुसऱ्या पक्षकाराचे नाव

४) हरते असल्यास त्याचे नाव व पत्ता

मो. ९८८८८

५) मुद्रांक शुल्क रक्कम

६) मुद्रांक विवर नोंद वही नं. व पृष्ठ क्र

८३१

/दिनांक 10 MAY 2023

७) मुद्रांक विकत घेणाऱ्याची सही

नागण ग. मोहाडीकर

मुद्रांक विक्रेता, ला. क्र. १५/९१, कोड क्र ४६०१०३

जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (महाराष्ट्र)

NOTARIAL REG  
ENTRY NO.  
DATE

NOTA  
MRUNAL B.  
DIST. NAG  
(M.S.) IN  
Regn. I  
155  
My Term. E  
on 21.11  
GOVT. OF

1. That we / promoter have / has a legal title Report 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 project land is free from all encumbrances.

OR

That details of encumbrances NIL \_ including dues and litigation, details \_\_\_\_\_ of any rights, title, interest or name of any party in or over such land, along with details.

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. (a) For new projects:

That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent 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.

OR

(ii) 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 amounts 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 utilized 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 I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

### 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 Nagpur on this 10<sup>th</sup> May 2023.

Deponent

- 1) Shri Chetan Shrikant Thorat for Shruti
- 2) Shri Rajesh Shrikant Thorat for Shruti

SWORN SOLEMNLY AFFIRMED  
By Above deponent

WHO IS PERSONALLY KNOWN  
TO ME IDENTIFIED SELF/AT.....

ID Card  
BEFORE ME THIS THE .....  
DAY OF 11/05/2023  
AT NAGPUR

Notary

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

