भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TAHASIL OFFICE
52AA 658307
02 AUG 2023
Stamp Head Clerk / Sr. Cl...

NOTARY
KUSHNA J. GAME
Regd.No. 7995
NAGPUR DISTRICT
GOVT. OF INDIA

NOTARIAL Reg.
ENTRY NO. 11556
DATE : 7.8.2023

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **M/s KHATUSHYAM DEVELOPERS**, Landowner Promoter of the Proposed project through its duly authorized partner **Mr. Mahesh Premraj Betala.**

I, **Mahesh Premraj Betala**, the partner of **M/s KHATUSHYAM DEVELOPERS**, Landowner Promoter of the proposed project named and styled as **SKYLINE TOWER** having All that piece and parcel of land bearing Plot No. 8, KH. No. 275, admeasuring about 1003.35 sq mtrs., of MOUZA – NAGPUR, bearing corporation house No. 1525, city survey No. 248 and Sheet no. 213, situated at central Avenue Road, NIT Basti Precinct, Ambedkar square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, and Nagpur Improvement Trust, in Tahsil and District: Nagpur, do hereby solemnly declare, undertake and state as under:

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फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

१ मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक ९३४९ दि ३।१।२०२३

२. मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही — खादू श्यामजी उईके

३ परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/गाव — दि. आर. ओ. भंडारा, ता. व जि. भंडारा. ४४१९०५

शासकीय कार्यालयासाठी/न्यायालयासाठी प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक खरेदीची आवश्यकता नाही. (शासन आदेश दि.०५/०७/२००९ नुसार)

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

"क्षिनी"

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1. That promoter has a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 31/12/2028.

4. That seventy per cent of the amounts to be realized 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 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.

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 utilized 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 sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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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.

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 **Nagpur** on this **3rd** day of August, **2023.**

DEPONENT

Sworn before me on this 7th
day of August 2023 at Nagpur by
Shri/Smt./Ku. Mahesh P. Betala
R/o. Nagpur, Who has been identified
by Shri/Smt. Himself
Advocate Nagpur.

NOTARY 7.8.2023
Govt. of India
Nagpur (M.S.) INDIA

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

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED CANCELLED

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