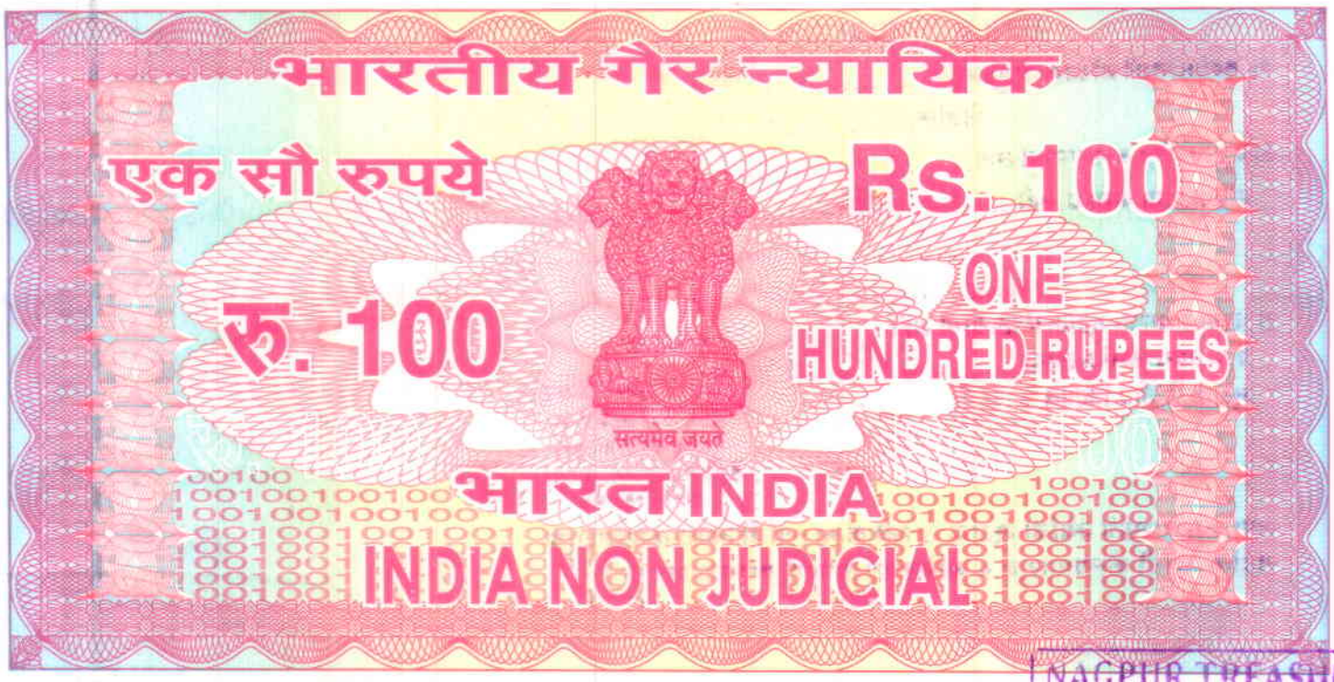


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
48AA 829010
12 SEP 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY No. 3630
DATE 20/9/2023

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 the 1)Ms. Rupal Hemal Nadiyana, 2) Shri Shamkant Manohar Barve, 3) Shri Mohan Manohar Barve, 4) Sau Maya Shrikrishna Chiplunkar,

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

फक्त प्रतिज्ञापत्रासाठी

१) मुद्रांक विक्री नोंदवही अनुक्रमांक..... 21004

दिनांक.....18-09-2023

२) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही..... Devang Developers LLP Deep Apartment-

Sd/- Partner - Komal Wadegaonkar ..... - Pande Layout Khamla

Nagpur

For Pankaj

Sd/-

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

Affidavit 18-09-2023

सुबोध एस. डेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
फोन नं. 4601059

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिण्यात वापरणे बंधनकारक आहे

M/S. S. R. NOTARY NAGPUR DIST INDIA REG. No. GOVT. OF

5) Shri Omprakash Kanhaiyalal Shrivastav, 6) Smt Reena Omprakash Shrivastav, 7) Shri Vikas Motiram Hingwe, 8) Smt Aruna Girish Karwande, 9) Smt Sarojini Vinayak Mukim, 10) Shri Suhas Raghunathpant Joshi. 11) Shri Vijay Bhayyaji Dawande, 12) Shri Mandar Vijay Dawande, 13) Sautuljai Anant Kulkarni, 14) Sauyogita Nitin Joglekar, 15) Sau Sonali Ajay Pundalik, 16) Shri Anil Kalidas Talvelkar, 17) Smt Anita Vasant Pansi, 18) Shri Balchandra Pralhad Dharmatti, 19) Smt Supriya Shishir Bhaduri, 20) Shri Balwant Keshavrao Tarsekar, 21) Shri Ashish Kumar Ghoshal, 22) Smt Anagha Aravind Pansi, 23) Smtsheela Kps Rao Owners with respect to the project **"129-RIDDHI SIDDHI HEIGHTS"** duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 21/07/2023 -

We, 1)Ms. Rupal Hemal Nadiyana, 2) Shri Shamkant Manohar Barve, 3) Shri Mohan Manohar Barve, 4) Sau Maya Shrikrishna Chiplunkar, 5) Shri Omprakash Kanhaiyalal Shrivastav, 6) Smt Reena Omprakash Shrivastav, 7) Shri Vikas Motiram Hingwe, 8) Smt Aruna Girish Karwande, 9) Smt Sarojini Vinayak Mukim, 10) Shri Suhas Raghunathpant Joshi. 11) Shri Vijay Bhayyaji Dawande, 12) Shri Mandar Vijay Dawande, 13) Sautuljai Anant Kulkarni, 14) Sauyogita Nitin Joglekar, 15) Sau Sonali Ajay Pundalik, 16) Shri Anil Kalidas Talvelkar, 17) Smt Anita Vasant Pansi, 18) Shri Balchandra Pralhad Dharmatti, 19) Smt Supriya Shishir Bhaduri, 20) Shri Balwant Keshavrao Tarsekar, 21) Shri Ashish Kumar Ghoshal, 22) Smt Anagha Aravind Pansi, 23) Smtsheela Kps Rao, Promoters of the proposed project / duly authorized the Developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We have a legal tittle to the land on which the development of the project is proposed and have a legally valid authentication of title of such land 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 1st Day of October 2025.
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.

DEPONENTS

1. Ms. Rupal Hemal Nadiyana
2. Shri Shamkant Manohar Barve
3. Shri Mohan Manohar Barve
4. Sau Maya Shrikrishna Chiplunkar
5. Shri Omprakash Kanhaiyalal Shrivastav
6. Smt Reena Omprakash Shrivastav
7. Shri Vikas Motiram Hingwe
8. Smt Aruna Girish Karwande
9. Smt Sarojini Vinayak Mukim
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17. Smt Anita Vasant Pansi,
18. Shri Balchandra Pralhad Dharmatti,
19. Smt Supriya Shishir Bhaduri,
20. Shri Balwant Keshavrao Tarsekar,
21. Shri Ashish Kumar Ghoshal,
22. Smt Anagha Aravind Pansi,
23. Smtsheela Kps Rao

All Acting Through their duly constituted Attorney
Devang Developers LLP
(Through Designated Partner Mr. Hemal Harikishan Nadiyana)

MATTA
TARY
DIST. (M.S.)
INDIA
EG. No. 6776
T. OF INDIA

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 this 18th day of September 2023.

DEPONENTS

1. Ms. Rupal Hemal Nadiyana
2. Shri Shamkant Manohar Barve
3. Shri Mohan Manohar Barve
4. Sau Maya Shrikrishna Chiplunkar
5. Shri Omprakash Kanhaiyalal Shrivastav
6. Smt Reena Omprakash Shrivastav
7. Shri Vikas Motiram Hingwe
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20. Shri Balwant Keshavrao Tarsekar,
21. Shri Ashish Kumar Ghoshal,
22. Smt Anagha Aravind Pansi,
23. Smtsheela Kps Rao

All **Acting Through their duly constituted Attorney**

Devang Developers LLP

(Through Designated Partner Mr. Hemal Harikishan Nadiyana)

SWORN BEFORE ME ON THIS 20th
DAY OF Sep 2023 AT NAGPUR BY
SHRI./SMT./KU Hemal. H. Nadiyana.
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI./SMT. _____
ADVOCATE NAGPUR

Mrs. S. R. MATTA
Advocate & Notary
918-B Clerk Town, Nagpur

NOTARY MRS. S. R. MATTA NAGPUR DIST. (M.S) INDIA REGD. NO. 6776 GOVT. OF INDIA

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