भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG.
ENTRY No. 13612
DATE: 3/7/2023

NAGPUR TREASURY
34AA 166159
02 JUN
Sump Head Clerk / St. Clerk

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of MR. ASHWIN SIDDHARTH VAIRAGADE of the proposed project/ **Mauli Nagar-17 (Sec-A)** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, MR. ASHWIN SIDDHARTH VAIRAGADE of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

I Have/has a legal title Report to the land on which the development Of the proposed project is to be carried out 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.

NOTARY RAJESH NAGPUR (M.S.) INDIA REGD. NO 7266 OF INDIA

१) मुद्रांक विक्री नोंद वही अनुक्रमांक	10808 /दिनांक 6 JUN 2023
२) दस्ताचा प्रकार	इतर
३) दस्त नोंदणी करणार असेल तर	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	MAULI INFRA
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	मा. सौरभ
६) हरते असल्यास त्यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	1001-

एम. ए. जोशी

मुद्रांक विक्रेता, ला.क्र. १२/९२ कोड क्र. ४८.१०४१
जिल्हाधिकारी परिसर, त. कार्यालय नागपूर (शहर)

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





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

   OR

   That the 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; Proposed Completion Date (30 / 03 / 2025)

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 Rule5

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 allot tee at the time of allotment of any apartment, plot or building, as the case may be.



MR. ASHWIN SIDDHARTH VAIRAGADE
Deponent

Verification

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

Verified by me at Nagpur on this_____day of JULLY 2023 .



MR. ASHWIN SIDDHARTH VAIRAGADE
Deponent

NOTARY BRAJESH N. PRASAD NAGPUR (M.S.) REGD. NO. 7266 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY above deponent WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ..... BEFORE ME THIS THE 3 DAY OF July 2023 AT NAGPUR

NOTARY NAGPUR DIST (M.S.)

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CANCELLED CANCELLED CANCELLED