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. 8934
DATE 18/8/23

NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist
(M.S.) INDIA
Regn. No.
8196
GOVT. OF INDIA

52AA 498372

11 AUG 2023

FORM 'B'

*[See Rule 3(6)]*

**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 Mr./~~Ms.~~ **Sachin Madhavrao Ganvir s/o Madhavrao Ganvir** promoter of the proposed project /~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ____~~:

I, **Sachin Madhavrao Ganvir s/o Madhavrao Ganvir** promoter of the proposed project "Kamal Nagar" ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

18024

| | |
|---|---|
| १) मुद्रांक विक्री नोंद वही अनु.क्रमांक | 18024 |
| २) दस्ताचा प्रकार | करार |
| ३) दस्त नोंदणी करणार आहे का? | होय / नाही |
| ४) मिळकतीचा संक्षिप्त वर्णन | |
| ५) मुद्रांक विकत घेणाऱ्याचे नाव व सही | |
| ६) दस्त अदा करणाऱ्याचे नाव पत्ता व सही | |
| ७) दुसऱ्या पक्षकाराचे नाव | |
| ८) मुद्रांक शुल्क रक्कम | Cash |

18 AUG 2023

नलेश पी जांभुळकर

मुद्रांक विक्रेता, ला.क्र. २५, ९५ कार्ड क्र. ११०१०११

जिल्हा अधिकारी कार्यालय परिसर, नागपूर

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

~~OR~~

~~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 the 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 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 the project **31-03-2027.**

4. (a) For new project:
That seventy per cent of the amount 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 the 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, 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 realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~

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5. That the amount from the separate account shall be withdrawn in accordance with Rule

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 a 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 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

Deponent

**Verification**

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

Verified by me at

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) India Reg. No. 8196 GOVT. OF INDIA

NOTARIAL NAGPUR FIVE RUPEES

SWORN BEFORE ME ON THIS 18th DAY OF Aug 23 AT NAGPUR BY SHRI/SMT./KU as above R/O.....WHO HAS BEEN IDENTIFIED BY SHRI SMT..... ADVOCATE, NAGPUR.

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