भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
52AA 922391
26 JUL 2023
Stamp Head Clerk / Sr. Cler

NOTARIAL REG
ENTRY No. 2082
DATE 26/7/2023

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./ ~~Mrs~~. Kunal Navneet Shukul ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed project, vide its/~~his/their~~ authorization dated 10-07-2023.

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

१)मुद्रांक विक्री नोंदवही अनु.क्र. 1468 दि 29 JUL 2023

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते अरोल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

M/S. S. K. NOTARY
NAGPUR

I, Kunal Navneet Shukul ~~promoter of the proposed project~~/ duly authorized by the promoter of the proposed project named **"SG Estate-2"** 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~~

   ~~_____ 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 **31-03-2026**.

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.~~

That the amount from the separate account shall be withdrawn in accordance with Rule

5. 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

6. That I/the promoter shall take all the pending approvals on time, from the competent authorities.

7. 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.

8. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I/the promoter shall not discriminate against any allottee/(s) at the time of allotment of any ~~apartment,~~ plot ~~or building~~, as the case may be

.....

Kunal Navneet Shukul
Authorised Signatory
Deponent

VERIFICATION

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

Hence, verified and signed by me on the 26th day of July 2023 at Nagpur.

.....

Kunal Navneet Shukul
Authorised Signatory
Date: 26.07.2023
Place: Nagpur

SWORN BEFORE ME ON THIS 26 TH DAY OF July 2023 AT NAGPUR BY SHRI./SMT./KU Kunal N. Shukul R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI./SMT ADVOCATE NAGPUR

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

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

NOTARY MRS. S. R. MATTA NAGPUR DISTT. (M.S.) INDIA REGD. No. 6776 GOVT. OF INDIA

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