



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
49AA 089613

25 OCT 2023

Stamp Head Clerk / Sr. Clerk

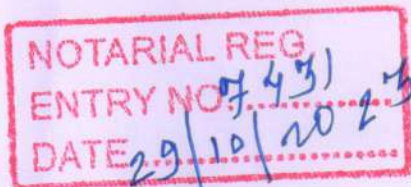


FROM - B

१) दस्तावेज प्रकार अनुसूचित जाति	(over)
२) दस्त नोंदणी करणार अधिकारी	दीप-करी
३) नोंदणी होणार अधिकाऱ्यास द्यावया विलेक पत्राची सादर भेज	पु. विलेक निर्यात
४) मिळवणीचे कागद	
५) मोबदला	
६) मुद्रांक	२००८
७) दुसरी	
८) हल्ली	
९) मुद्रांक शुल्क	३०५५ / दिनांक २५/०१/०८
१०) मुद्रांक निर्यात कर	
११) मुद्रांक निर्यात कर	

पी. पी. डाकर
 मुद्रांक विक्रेता ला.क्र. १/८५, कोड क्र. ४६०१५०४
 निर्यातधिकारी परिसर न. कार्यालय, नागपूर (शहर)





FORM 'B'

**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 **M/S SHUBH BUILDCON**

Promoter of the proposed project

We, M/S SHUBH BUILDCON promoter of proposed project / duly authorized by promoter of proposed project do hereby solemnly declare, undertake and state as under:

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

OR

M/s SHUBH BUILDCON have/has a legal title report to land on which development of proposed project is to be carried out.

AND

A legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorized by land owner along with an authenticated copy of

(Signature)
(Signature) *(Signature)* *(Signature)* *(Signature)*

agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances.

3. That the time period within which project shall be completed by me / promoter is 31 Dec. 2027.

4. (a) For new projects :

That seventy per cent of amount realised by me/ promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

(b) For on- going Project on date of commencement of the Act.

(i) that seventy per cent of amount to be realised hereafter by me/ promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose accordance with rules framed by state government.

OR

(ii) That entire amount to be realised hereafter by me/ promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project accordance with rules framed by state government.

5. That amounts from separate account shall be withdrawn in accordance with rules framed by state government.

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 accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a

statements of accounts duly certified and signed by such chartered accountant and shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been compliance with proportion to percentage of completion of the project.

8. That I / promoter shall take all approvals on time from competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by rules 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.

SHUBH BUILDCON

SHUBH BUILDCON

[Signature]

Partner

[Signature]

Deponent

Partner

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 _____ on this _____ day of _____.

Deponent ..

SHUBH BUILDCON

SHUBH BUILDCON

SWORN / SOLEMNLY AFFIRMED

BY *Satish Buildcons* Partner

WHO/SE ARE PERSONALLY KNOWN TO ME / IDENTIFIED BY

BEFORE ME THIS THE DAY *Oct* OF *2023* AT NAGPUR.

P. M. DHARMARE
Notary
Nagpur Dist. (M.S.) INDIA

