



महाराष्ट्र MAHARASHTRA

2022



NAGPUR TREASURY
52AA 791796

21 JUL 2023

Stamp Head Clerk

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, SHAYONA VALLEY AOP (Through
Partner/Member Mr. Haris Niyaz Ali) Promoter of the proposed project
"SHAYONA VALLEY" bearing Khasra Number 40/1, of Mouza Godhni
(Rly) bearing P.H.K. 12, duly authorized by the Sanction Authorities of
the proposed project, vide Is/his/their authorization dated 02/05/2023

I, SHAYONA VALLEY AOP, Promoter 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 to the land on which the development of the project is proposed 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.
2. That the said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 30/04/2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 22nd day of July 2023.

DEPONENTS
SHAYONA VALLEY AOP
SHAYONA VALLEY AOP
PARTNER
(THROUGH PARTNER/MEMBER MR. HARIS NIYAZ ALI)
PROMOTER

फक्त प्रातेज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक..... 13544
दिनांक..... 25-07-2023

2) मुद्रांक विकत घेणाऱ्याचे नाव.....
रहिवासाचा पत्ता व सही..... Shyona Valley AOP Kothode, Swami -
Partner, Haris Miyaz Ali - Neeragam Mander Near, Igno

3) परवानाधारक मुद्रांक विक्रेत्याचे सही

व परवाना क्रमांक तसेच
मुद्रांक विक्रीचे ठिकाण

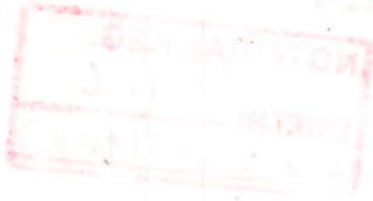
Affidavit
25-07-2023

सुबोध एस. डेंगरे
स्टॅम्प सेंटर ला.ब. 7/96
जिल्हाधिकारी परिसर,
तहसिल नांदेड, नागपूर
जिल्हा नं. 4601059

For Pankey?

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ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्याप्रमाणे ६ महिन्यात वापरणे बंधनकारक आहे





SWORN BEFORE ME ON THIS 26 TH
DAY OF July 2023 AT NAGPUR BY
SHRI / SMT. / KU. Haric Nigam Acha
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. [Signature]
ADVOCATE, NAGPUR.

Mrs. S. R. MATTA
ADVOCATE - NOTARY
918-B, Clarke Town, Nagpur-46

