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
48AA 962403
31 OCT 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 19074
DATE 22/11/2023

FORM 'B'

[See rule 3(6)]

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

NOTARY
KIRAN U. WADYALKAR
Dist. Nagpur (M.S.) INDIA
Regd. No 9099
My Term Expires on 20-10-2026
GOVT. OF INDIA

Affidavit cum Declaration

Affidavit cum Declaration of **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar)** Promoter of the proposed project **"Silver Park 14,"** duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated **23/10/2023**.

I, **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar)** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

१) दस्ताचा प्रकार / अनुक्रमांक	
२) दस्त नोंदणी करणार आहेस काय?	होय / नाही
३) नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नांव	पेठ क्र.
४) मिळकतीचे वर्णन -	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नांव	Tirupati Developers
७) दुय्यम प्रकाराचे नाव	
८) दस्त अस्तलाखर स्वाक्षरी नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	10
१०) मुद्रांक खरेदी नोंद वही अनु. क्रमांक 2486 दिनांक	2/11/2023
११) मुद्रांक विक्रेत्याची सही	
अशोक एम. [illegible]	मुद्रांक विक्रेता, ला.क्र. ६/८६, कोड क्र. ४६०१०२५ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

[illegible]

[illegible] KIRAN U. W. [illegible]

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 30th November2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

Tirupati Developers
3rd Floor, NKY Tower
Ajni Square, Wardha Road,
Nagpur

DEPONENT

FOR,TIRUPATI DEVELOPERS
PROMOTER
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

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 ___day of November 2023.

Tirupati Developers
3rd Floor, MKY Tower
Ajni Square
Wardha Road
Nagpur

DEPONENT

FOR, TIRUPATI DEVELOPERS
PROMOTER
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

NOTARY
KIRAN U. WADYALKAR
Dist.Nagpur
(M.S.) INDIA
Regn. No
9099
My Term Expires
on 20-10-2026
GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED
BY .....
.....
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY.....
.....
BEFORE ME THIS THE 22nd
DAY OF 2023
AT. NAGPUR.

KIRAN U. WADYALKAR
NOTARY
DIST. NAGPUR (M.S.) INDIA

NOTARY
Sau. KIRAN U. WADYALKAR
DIST. NAGPUR
(M.S.) INDIA
REGD. NO.
9099
GOVT. OF INDIA

भारत INDIA 5 रु
पाँच रुपये
FIVE RUPEES
NOTARIAL