भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

48AA 957884

21 NOV 2023

Stamp Head Clerk / Sr. Cl...

NOTARIAL REG.
ENTRY No. 150
Date 05/12/2023

NOTARIAL REG.
ENTRY No. 05/12/2023
Date 150

NOTARY
RAMAN L. SENAD
Dist. Nagpur
(M.S.) India
Regn. No.
5621
My Term Expires
On 23/03/2028
GOVT. OF INDIA

FORM-B

See rule 3(4)

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. **KISHOR MADHUKARJI MEHAR** promoter of the proposed project / duly authorized by the promoter of the proposed project/vide its/his/ their authorization dated. 27/06/2023.

I, Mr. KISHOR MADHUKARJI MEHAR promoter of the proposed project ROYAL EMPERIA Add- Kh no 40/1-B, P. H. 38-A ,Mauza, Gotal-Panjari , Nagpur-441108 / 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 which the development of the project is proposed.

AND

A legally valid authentication of title of such land along authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

दस्त क्रमांक ५२१२

दु.नि. कार्यालयाचे नाव

नोंदकर्तीचे नाव

मुद्रांक विक्रेता परवाना क्रमांक २१२१८ ठोके इ०सी० ०१११२८

दुसऱ्या पक्षकाराचे नाव डी. (१) २११८ ४६२

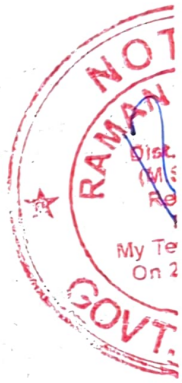
हस्ते अस्त्यात हजर नोंद व फी

मुद्रांक विक्रेत परवानाची मुदत ३१/१२/

मुद्रांक शुल्क रक्कम रु०/- १००/-

मुद्रांक विक्री अनु.क्र. २७६८७ दिनांक 09/12/2023

सौ. संजीवनी लक्ष्मण देऊळकर
स्टॅम्प वेन्डर (मुद्रांक विक्रेता)
डिस्ट्रीक्ट कोर्ट, नागपूर
लायसन्स नं.९/६९९०
लाय.को. नं. ४६०१००८
मो.नं. ९०२१०२५८३६



2. That the said land is free from all encumbrances.

OR

That detail of encumbrances NA including detail 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 complete by me / promoter is 31 st Mar 2026.

4. That seventy percent of the amount 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 the cost of construction and the land cost and shall be used only for that purpose.

5. That the amount 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 or 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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the account collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage to the 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 prescribed by the rules and regulations made under the Act.

10. That I /promoter shall not discriminate against any allotted at the time of allotment at any apartment, plot or building as the case may be, on any grounds.

DEPONENT

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me thereform. Verified by me at NAGPUR on this 05th day of Dec. 2023

Place –Nagpur

Date- 05/12/2023

DEPONENT

NOTARY RAMAN L. SENAD Dist. Nagpur (M.S.) India Regn. No. 5624 My Term Expires On 23/03/2028 GOVT. OF INDIA

NOTARY RAMAN L. SENAD NAGPUR DIST. (M.S.) INDIA 5624 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Shri Kishor M. Mehar WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Personally BEFORE ME THIS THE 5th DAY OF Dec 2023 AT NAGPUR

RAMAN L SENAD NOTARY NAGPUR DIST. (M.S.) INDIA

CANCELLED NOTARIAL