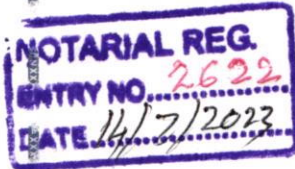




महाराष्ट्र MAHARASHTRA

● 2022 ●

34AA 376238



24 FEB 2023

FORM - 'B'
[See rule 3(4)]

Stamp Head Clerk / Sr. Clerk

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

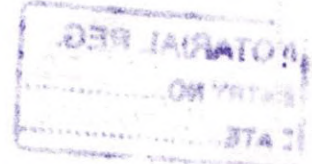
Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Dilip Pralhadrai Agrawal, Age 47 Years, Director of M/s Ample Mercantile Private Limited & Promoter of the proposed project namely " SANDESH PARK VIEW - 2 " Khasara No. 169, Mouza : Jamtha, Nagpur (Gramin), District : Nagpur, Pin- 441108, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02/03/2023;

I, Dilip Pralhadrai Agrawal Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



१) दस्तावेज प्रकार / अनुच्छेद क्रमांक	४८८
२) दस्त नोंदणी करणार आहेत काय?	होय / नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव	दुय्यम निबंधक क्र.
४) निळकृतीचे वर्णन-	
५) मोबदला रक्कम	
६) मुद्रांक दिकत घेणाऱ्याचे नांव	Ample Mercantile (P) Ltd
७) दुसऱ्या पक्षकाराचे नाव	R. R. R.
८) दस्ते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	१००१
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	१४५५९
११) मुद्रांक दिकत घेणाऱ्याची सही	दिनांक २०/१२/२३
अशाक एम. बोकडे	मुद्रांक विक्रेता, ला.क्र. ६/८६, कोड क्र. ४६०१०२५ जिल्हाधिकारी परिसर, त. कार्यालय न्यायनुर (शहर)



1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

AND

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 the time period within which the project shall be completed by me/Promoter is 31/12/2026.
4. That, seventy per cent of the amounts 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 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 utilized 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.

D.P. Agrawal

MR. DILIP PRALHADRAI AGRAWAL
Director of M/s Ample Mercantile Pvt. Ltd.
Deponent

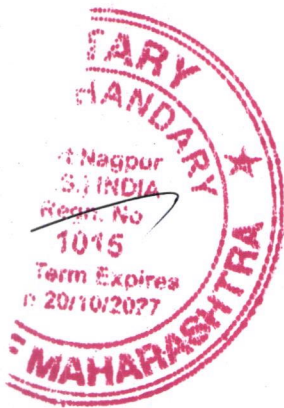
Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 14th day of July 2023.

D.P. Agrawal

MR. DILIP PRALHADRAI AGRAWAL
Director of M/s Ample Mercantile Pvt. Ltd.
Deponent



SWORN SOLEMNLY AFFIRMED
BY *Dilip P. Agrawal*
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY

BEFORE ME THIS THE *14th*
DAY OF *July* 2023 AT NAGPUR

S.S. Bhandary
S. S. BHANDARY
NOTARY
NAGPUR (M.S.) INDIA

