

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

NAGPUR TREASURY
ZN 710627
02 JUN 2022
Stamp Head Clerk / Sr. Clerk

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn No
15840
My Term Expires
on 05-12-2024
GOVT. OF INDIA

NOTARIAL REG.
ENTRY NO. 31157
DATE 29/11/2023

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

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Sandhya Naresh Patil previous promoter of the proposed project **Vrindavan Park-6** duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated **28/09/2023**.

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

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 9467 /दिनांक 23 NOV 2023

२) दस्ताचा प्रकार ar

३) दस्त नोंदणी करणार आहेत का ? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही विक्रीपत्र Sdeed पर्वी

६) हस्ते असल्यास त्यांचे नाव पत्ता व सही. ए. अनिल

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 100

संजय हरडे	मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४ जिल्हाधिकारी परिसर, ग. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

DEPONENT

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

Mrs. Sandhya Naresh Patil

Previous Promoter

Acting Through duly constituted Attorney

M/sTirupati Developers

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 November2023.

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

DEPONENT

Mrs. Sandhya Naresh Patil

Previous Promoter

Acting Through duly constituted Attorney

M/s Tirupati Developers

Through Partner Mr. Rahul Arunrao Upganlawar

NOTARY
Suresh S. Meshram
Nagpur
(M.S.) India
Regn. No.
15840
GOVT. OF INDIA

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn No
15840
My Term Expires
on 05-12-2024
GOVT. OF INDIA

Sworn before me on this 29th day of Nov 2023 at Nagpur by Shri/Smt./Ku. Above deponent R/o. Nagpur who has been identified by Shri/Smt. Advocate Nagpur

NOTARY
SURESH S. MESHRA
GOVT. OF INDIA
Nagpur (M.S.) INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL