

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 76AA 775034

12 JAN 2024

NOTARY SHRIKANT A. GAULKAR Reg. No. 6093 NAGPUR DIST. GOVT. OF INDIA

NOTARIAL REG. ENTRY NO. 458 DATE 16.1.2024

FORM B

[See rule3(6)]

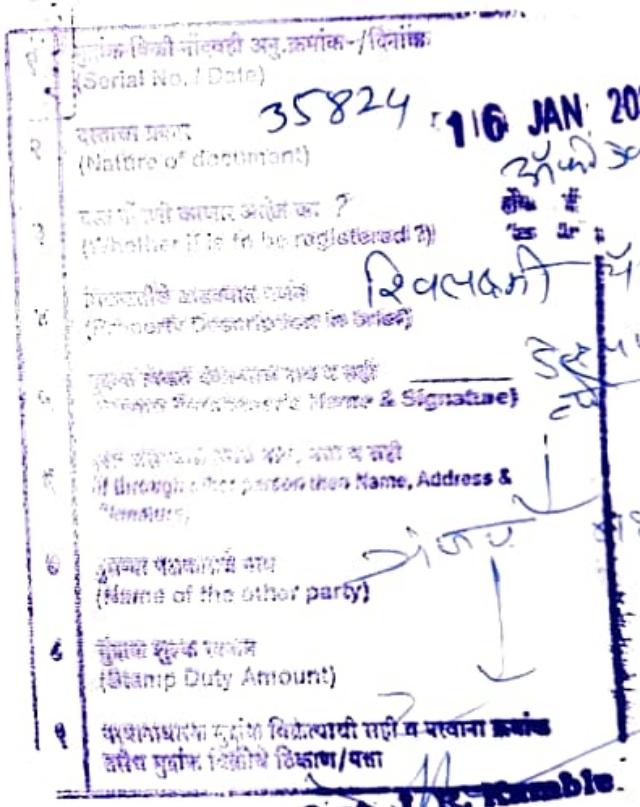
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavitcum Declaration

Affidavit cum Declaration of SANJAY MADHUKARRAO MAHAKALKAR Partner at SHIVLAXMI LAND DEVELOPERS promoter of the proposed project SHIVANKAR LAYOUT located at KH NO.64/3, Tarodi (Khu), Kamptee, Nagpur - 441001 duly authorized by the promoter of the proposed project, vide its/his/their auth orization dated.

I, SANJAY MADHUKARRAO MAHAKALKAR Partner at SHIVLAXMI LAND DEVELOPERS promoter of the proposed project SHIVANKAR LAYOUT located at KH NO.64/3, Tarodi (Khu), Kamptee, Nagpur - 441001 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 Report to the land on which the development of the project is proposed


दस्त क्रिकी नोंदवही अनु.क्रमांक-/दिनांक
(Serial No./ Date)
35824
16 JAN 2024
दस्ताचा प्रकार
(Nature of disctrment)
दस्त नोंदणी करण्यात येणार आहे का ?
(Whether it is to be registered ?)
दिवाणखाना
(Property Description in brief)
(Executant's Name & Signature)
(If through other person then Name, Address & Signature)
दुसऱ्या पक्षकाराचे नाव
(Name of the other party)
मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)
पक्षकाराचे नाव व सही किंवा त्याचे नावाचा ठसा व पत्ता
Smt. J. R. Kamble
Stamp Vendor
Raghuji Nagar, Nagpur
L. No. 11 / 1995
Code No. 4601046


NOTARY
GOVT.
NAGPUR
SHRIKANT A. G.
609
Reg. No.

OR

_____Have/has a legal title Report to the land on which the development of the proposed project is to be carried out 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 project land is free from all encumbrances.

OR

That the details of encumbrances_____ including dues and litigation, details 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 completed by me/promoter from the date of registration of project; 11/09/2026

4. (a) For new projects:

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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall

produce a statement of accounts duly certified and signed by such practicing 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

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur on this 16th day January of 2024.

Deponent

Sworn before me on this 16th dt.
day of Jan 20 24 at Nagpur by
Shri/Smt./Ku. S.M. Mahakalkar
R/o. Nagpur has been indentified
by Shri/Smt. self
Advocate, N...

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA
M - 9423054715

NOTARY SHRIKANT A. GAULKAR Reg. No. 6093 NAGPUR DIST. GOVT. OF INDIA

NOTARY NAGPUR NOTARIAL GOVT. OF INDIA