भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 76AA 352588

16 JAN 2024

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 599
DATE 02/02/24

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, **SHAYONA VALLEY AOP (Through Partner/Member Mr. Haris Niyaz Ali)** Promoter of the proposed project **"Shayona Valley"** bearing Khasra Number 41/1 41/2 42 and 43, of Mouza Godhani (Rly) bearing P.H.K. 12, duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 12/12/2023

I, **SHAYONA VALLEY AOP,** Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

१) मुद्रांक दिनांक व वही क्रमांक	9246 दिनांक 18 JAN 2024
२) दस्ताचा प्रकार	कुल
३) दस्त नोंदणी करणार आहात काय ?	
४) लिहून घेणाऱ्याचे नाव व पत्ता	
५) मुद्रांक विक्रेत्याचे नाव व पत्ता	सामान्य वकील कोर्ट.
६) दस्त बजावणाऱ्याचे नाव, पत्ता व सही	
७) इतरांचे नाव	म - विक्री
८) मुद्रांक शुल्क रक्कम	100
दिलीप अ. गावंडे	मुद्रांक विक्रेता ,ला.क्र.९/७८,कोड क्र.६६०१०५३ जिल्हाधिकारी परिसर,ता.कार्यालय,नागपूर (शहर)
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्यास कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.	

NOTARIAL

NOTARIAL

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NOTARIAL

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 31st January 2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

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 16TH day of January 2024

DEPONENTS

SHAYONA VALLEY AOP

PARTNER

SHAYONA VALLEY AOP
(THROUGH PARTNER/MEMBER MR. HARIS NIYAZ ALI)
PROMOTER

SWORN BEFORE ME ON THIS 16th
DAY OF 2/2/2024 AT NAGPUR BY
SHRI/S .....
R/O..... WHO HAS BEEN IDENTIFIED
BY SH .....
ADVOC ... NAGPUR.

Karamjeet Kaur Bakshi
NOTARY
Govt. of India
Nagpur Dist. (M.S.) India

SEAL OF NOTARY ★ Karamjeet Kaur Bakshi ★ GOVT. OF INDIA
Dist. Nagpur (M.S.) INDIA Regn. No. 15229