

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

48AA 950863

07 NOV 2023

Stamp Head Clerk / Sr. Clerk

NOTARIAL Reg.
ENTRY No. 13596
Date 21/11/2023

VARSHA B. JAISWAL
NOTARY
NAGPUR DISTT.(M.S.)
INDIA
REG.NO.5697
DATE OF EXPIRE
10/04/2028
GOVT OF INDIA

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **RAVINDRASINGH GIRWARSINGH JANEWAR** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/08/2023.

I Mr. **RAVINDRASINGH GIRWARSINGH JANEWAR**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

दस्त क्रमांक 21424/2023

दु.नि. क्रमांकाचे नांव

दिवाणीचे नांव श्री. रविंद्र सिंह गिरवर सिंह जनेवार, नागपूर

मुद्रांक विक्री परवाना क्रमांक

दुसऱ्या पक्षकाराचे नांव

इतर अनुषंगाने आवश्यक नांवे व तपशील

मुद्रांक किंमत रुपये 200/-

मुद्रांक शुल्क रुपये 100/-

मुद्रांक विकी अनु.क्र. 3865 दिनांक 29/09/2023

श्री. संजीवनी लक्ष्मण देऊळकर
स्टॅम्प वेन्डर (मुद्रांक विक्रेता)
डिस्ट्रीक्ट कोर्ट, नागपूर
लायसन्स नं.९/१९९०
लाय.को. नं. ४६०१००८
मो.नं. ९०२१०२५८३६

VARSHA
NC
NAGPU
REC
DATE
10
GOVT.

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

OR

Mr. RAVINDRASINGH GIRWARSINGH JANEWAR, TARA MAHADEV THAKUR, SHIVAM AJAYSINGH VYAS have/ has a legal title 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 said land is free from all encumbrances.

OR

That details of encumbrances NIL including 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 is 31/03/2027

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.

SH. RAVINDRASINGH GIRWARSINGH JANEWAR

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 _____ on this ____ day of _____.

SH. RAVINDRASINGH GIRWARSINGH JANEWAR

Deponent

VARSHA B. JAISWAL
NOTARY
NAGPUR DISTT.(M.S.)
INDIA
REG.No.5697
DATE OF EXPIRE
10/04/2026
GOVT. OF INDIA

SWORN SOLEMNLY AFFIRMED BY
Ravindrasingh G. Janewar
WHO IS PERSONALLY KNOWN
TO ME/IDENTIFIED BY Self
BEFORE ME THIS THE 21 DAY OF 11
2023 AT NAGPUR
NOTARY
NAGPUR (M.S.)
INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED