भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 76AA 356480

05 JAN 2024

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 2682
DATE 02 FEB 2024

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s VALUABLE BUILDCON LLP through Designated Partner SHRI. SUMANT KAMLAKAR MUNDLE, Promoter of proposed project KANCHANGANGA FLATS.

I, Sumant Mundle designated partner of Valuable Buildcon LLP, Promotor of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed AND
   A legally valid authorized 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 named "KANCHANGANGA FLATS" in enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me / Promoter from the date of registration of project 31.03.2029.

4. That seventy percent of the amount 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

NOTARY Vikal Omprakash Chachra Nagpur Maharashtra India Regn. No. 16125 My Term Expires on 02-01-2025 GOVT. OF INDIA

VALUABLE BUILDCON LLP NAGPUR

फक्त प्रतिज्ञापत्रासाठा

1) मुद्रांक विक्री नोंदवही अनुक्रमांक 36215

दिनांक 08-01-2024

2) मुद्रांक विकत घेणाऱ्याचे नाव Abhijeet Nagre

रहिवासाचा पत्ता व सही Valuhal BIDCON CP

For Roju Bramhkar

3) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

08-01-2024

सुबोध एस. ढेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
मो.नं. 4601059

08 JAN 24

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

scheduled bank to cover the cost of construction and the land cost shall be used only for that propose.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That we the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Charted 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 compliances with the proportion to the percentage of completion of the project.

7. That we the Promoter shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we the Promoter have / has furnished such other documents as have been prescribed by the rule and regulations made under the Act.

10. That we the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

VALUABLE BUILDCON LLP NAGPUR

Shri. Sumant Kamlakar Mundle
Deponent

Verification

The contents of my above Affidavit cum Declaration are true, correct and nothing has been concealed by me therefrom.
Verified by me at Nagpur on this 8th Day of January, 2024.

VALUABLE BUILDCON LLP NAGPUR

Shri. Sumant Kamlakar Mundle
Deponent

NOTARY VIKAL OMPRAKASH CHACHRA Nagpur TAH. DIST. (M.S.) INDIA REGD. No. 16125 GOVT. OF INDIA

NOTARY Vikal Omprakash Chachra Nagpur Maharashtra India Regn. No. 16125 My Term Expires on 02-01-2025 GOVT. OF INDIA

Sworn before me on this 02nd day of FEB 2024 at Nagpur by Shri/Smt./Ku. As above R/o Nagpur who has been identified by Shri/Smt. ..... Advocate, Nagpur

NOTARY Govt. of India

02 FEB 2024

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