

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ BY 824240

NOTARIAL REG.
ENTRY NO. 449
DATE 23/09/24

OF NOTARY * GOVT. OF INDIA
Dr. Kaur Bakshi
Regn. No. 15229
Karanjpet

28 SEP 2023

Head Clerk / Sr. Cl...

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **SMMART REALTORS through its** promoter Mr. Nitesh N Thorane of the proposed project **SHIV NAGARI-5**

I, SMMART REALTORS through its promoter Mr. Nitesh N Thorane of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed Ph no 6, Kh no 165/1 at Post - Wadhhamna

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 the time period within which the project shall be completed by promoter from the date of registration of project is **31st December 2025.**

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(१) दस्त नोंदणी करणाऱ्या अधिकाऱ्याचे नाव — पावतीवारी

(२) दस्त नोंदणी करण्याचा अनुक्रमांक — 26062

(३) दस्त नोंदणी केल्याचा दिनांक — 28 SEP 2023

(४) सादर करणाऱ्याचे नाव — श्री. शैलेश धोटे

(५) मोबदला रक्कम — रुपये ठिकटसी

(६) मुद्रांक विक्रेत्याचे नाव — शैलेश धोटे

(७) दुसऱ्या पक्षकाराचे नाव

(८) हस्ते अस्तित्वास [illegible]

(९) मुद्रांक शुल्क रक्कम

(१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक — 26062 — दिनांक — 28 SEP 2023

(११) मुद्रांक विक्रेत यांच्याची सही

मुद्रांक विक्रेता ला. क्र. २३०/८८ लाइक ४६०१-२४

यशवंत एस. पाटील | जिल्हाधिकारी परिसर, त. कायालय, नागपुर (ग्रामीण)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Deponent

Verification

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

Verify me at Nagpur on this 23 Day of JAN 2024

SWORN BEFORE ME ON THIS As above
DAY OF 23/01/2024 AT NAGPUR BY
SHRI/SMT./KU .....
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI/SMT.....
ADVOCATE, NAGPUR

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

Deponent

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

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