

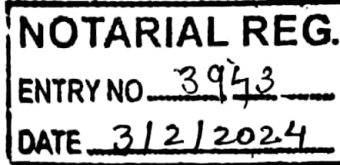
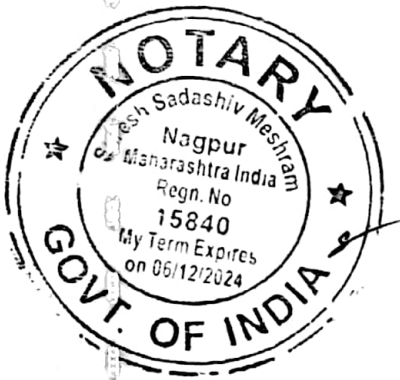


महाराष्ट्र MAHARASHTRA

2023

76AA 845582

25 JAN 2024



Stamp Head Clerk/Sr. Clerk

FORM - B

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

Affidavit cum Declaration

Affidavit cum Declaration of Shri Mukesh Chopade and Shri Mahesh Shastrakar (Directors of WEST MIDLANDS VENTURES PVT LTD.), having office at D-3, MIDC, Hingna, Nagpur-28, promotor of the proposed project SERENITY, located at Khasra No. 77, P.H.No. 71, Mouza Shirul, Tehsil Hingna, Nagpur(Rural)-441108; WE do hereby solemnly declare, undertake and state as under:

1. WE, WEST MIDLANDS VENTURES PVT. LTD. have a legal Right to the development of the proposed project which is to be carried out.
2. That the project land is free from all encumbrances.
West Midlands Ventures Pvt. Ltd.

 Director

 Director
West Midlands Ventures Pvt. Ltd.

फक्त प्रातिज्ञापत्रासाठी

1) मुद्रांक विनी नोटवही अनुक्रमांक..... 39006
दिनांक..... 29-01-2024.

2) मुद्रांक निवृत्त सेवा-वाचे नाव..... West Midland Ventures Pvt. Ltd.
रहियाससय पत्ता व सही..... - MAD RINGRA RER

3) परवानाधारक मुद्रांक विक्रेत्याची सही.....
व परवाना क्रमांक तसेच
मुद्रांक विक्रीचे ठिकाना

19-01-2024

सुबोधर एस. डेंगरे
रॅटन्य व्हेंडर ला. नं. 7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, जागपूर
जोड नं. 4401059

For Register
29 Jan 24

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्याबाबत ६ महिन्यात वापरचे बंधनकारक आहे



3. That the time period within which the project shall be completed by promoter is 31.12.2030.
4. That seventy per cent of the amounts to be realised hereinafter by 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/development cost and the land cost and shall be used only for that purpose.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.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 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 utilised for the project and the withdrawal has been in compliance 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 / 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 WE / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time allotment of any apartment, plot or building, as the case may be.

Verification

The contents of the Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Nagpur on this 2nd day of Feb, 2024.

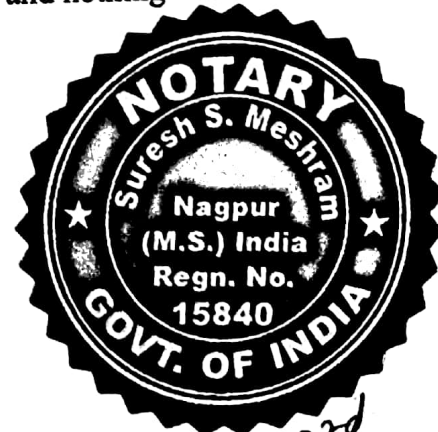
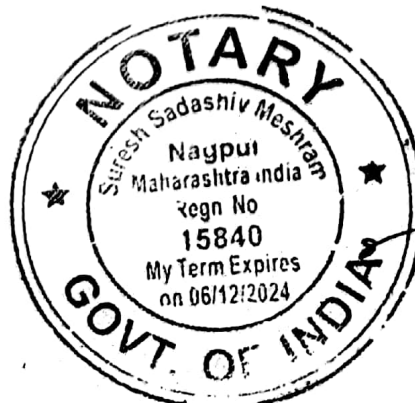
For, WEST MIDLANDS VENTURES PVT. LTD.


Mukesh Chopade
Director

Date: 02.02.2024

Place: Nagpur


Mahesh Shastrakar
Director



Sworn before me on this 3rd day of Feb. 2024 at Nagpur by Shri/Smt. Ku. Above Dependent No. Nagpur who has been identified by Shri/Smt. Advocate Nagpur

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