भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NAGPUR TREASURY
75AA 578964
09 FEB 2024
Stamp Head C[illegible]. C[illegible]

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

S.R. MATTA
NOTARY
NAGPUR DIST. (M.S.)
INDIA
Reg. No. 9776
GOVT. OF INDIA

NOTARIAL REG.
ENTRY No. 5321
DATE: 13/2/2024

FORM -'B'
[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr Sachin Roshanlal Banode Promoter of the proposed project Jai Gurudev Nagri 2 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/01/2024

I ,Mr Sachin Roshanlal Banode Promoter of the proposed project Jai Gurudev Nagri 2 duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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 project is free from all encumbrances.

१) मुद्रांक विक्री नोंद वही अनु. क्रमांक 83917 दिनांक 13 FEB 2024

२) दस्ताचा प्रकार प्रतिज्ञापत्र

३) दस्त नोंदणी करणार आहेत काय? नाय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही [illegible] नागपूर

६) हस्ते अस्तव्यात त्यांचे नाव,पत्ता व सही [illegible]

७) दस्त्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 10 /-

मुद्रांक विक्रेता ला.क्र. ०१/२०२० कोड क्र. ४६०११२०
जिल्हा व सत्र न्यायालय परिसर, नागपूर

को-ऑ. [illegible] नागपूर

ज्या कारणासाठी [illegible] तंतोतंत आहे.

3. That the time period within which theproject shall be completed by me/promoter from the date of registration of project shall be 48 Months i.e 31/12/2028

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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, I / promoter shall take all the pending approvals on time from the competent authorities.

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

S R Banode

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 on this day of 23/01/2024

Deponent

SWORN BEFORE ME ON THIS 13th DAY OF Feb 2024 AT NAGPUR BY SHRI./SMT./KU Sachin. R. Banode R/O. NAGPU[illegible] HAS BEEN IDENTIFIED BY SHRI./SM[illegible] ADVOCATE NA[illegible]

Mrs. S. R. MATTA
Advocate & Notary
918-B Clark Town, Nagpur