

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

16AA 292164

7 OCT 2022

Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO.: 3133
DATE: 10/10/2022

FORM -'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr./Ms. ASHISH ISHWAR GANVIR/ Promoter of the proposed project / dulyauthorized by the promoter of the ASHRAYA DEVELOPERS (SHOBHA NAGAR) , vide its/his/their authorization dated 01/12/2021

I, ASHISH ISHWAR GANVIR Promoter of the proposed project / 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

OR

_____ have/has a legal title to the land on which the development of the proposed projectis 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 ofany 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 01/09/2025.

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the

SEAL OF NOTARY
NARESH K. SIDAR
Nagpur (M.S. India)
Reg. No. 9882
My Term Expires On 21/10/2027
GOVT. OF INDIA

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.

Ashish Ganvir.
Deponent

SEAL OF NOTARY ★ NARESH K. SIDAM Nagpur (M.S.) India Reg. No. 9082 My Term Exp. On 21.10.2027 ★ GOVT. OF INDIA

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified on this 21/03/2022 day OF Monday.

Deponent
Ashish Ganvir.

NOTARY ★ NARESH K. SIDAM Nagpur Dist. (M.S.) INDIA REGD. No.: 9082 ★ GOVT. OF INDIA

(ASHISH ISHWAR GANVIR)

SWORN SOLEMNLY AFFIRMED BY Ashish Ishwar Ganvir

WHO IS PERSONALLY / KNOWN TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 10th DAY OF October 2022 AT NAGPUR

NARESH K. SIDAM
NOTARY
Nagpur (M.S.) India

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL