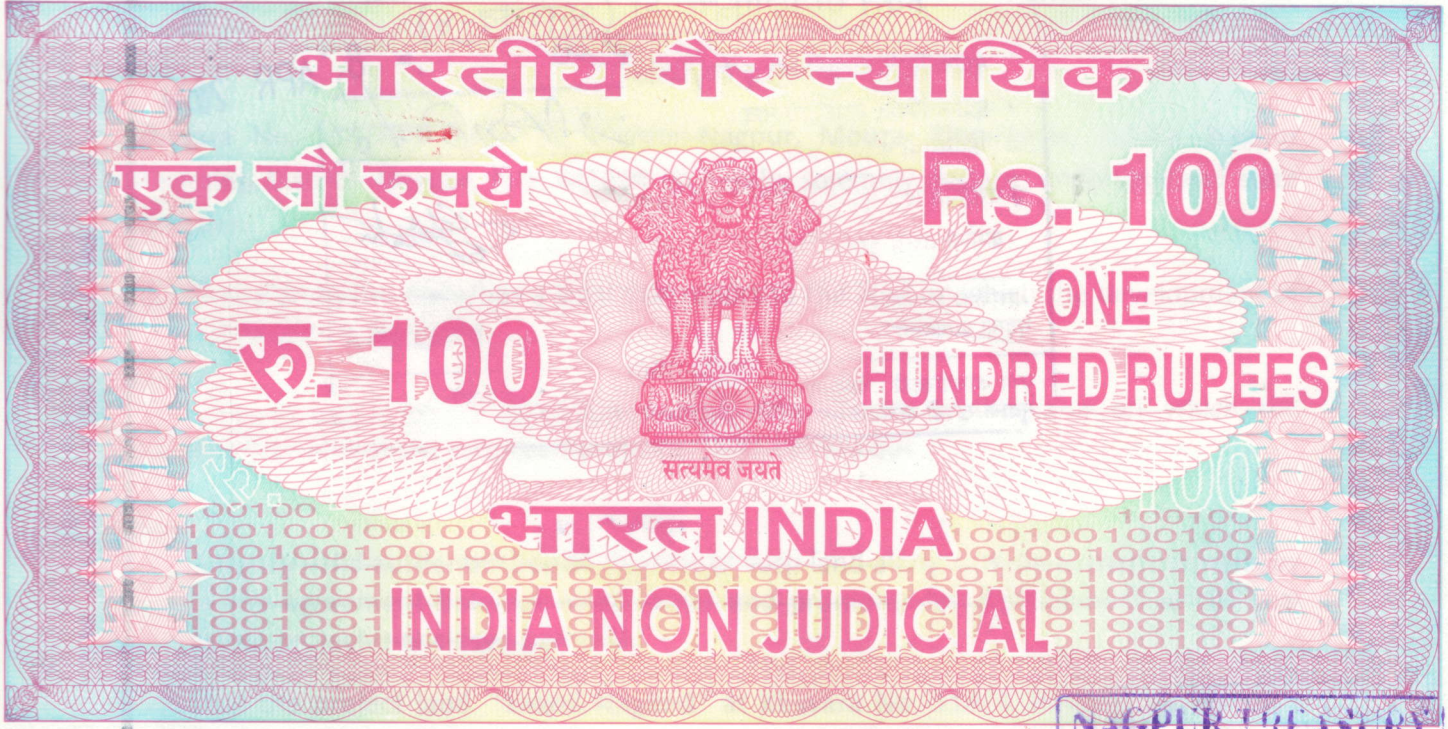


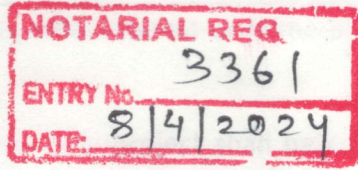


NAGPUR TREASURY

75AA 714259

03 APR 2024

Stamp Head Clerk/Sr. Clerk



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./Ms. Mansukhlal Vitthaldas Saglani s/o Vitthaldas Saglani promoter of the proposed project /duly authorized by the promoter of the proposed project "Laxmi Nagar-3" at Khasara No. 114/4, P.H.No. 36, Division-Nagpur, Mouza- Umargaon, Taluka- Nagpur (Gramin), District- Nagpur, PIN: 441204, vide its/his/their authorization dated 05-04-2024:

I, Mansukhlal Vitthaldas Saglani s/o Vitthaldas Saglani promoter of the proposed project / duly authorized by the promoter of the proposed project "Laxmi Nagar-3" at

मुद्रांक प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

मुद्रांक विक्रेता/धंद्याच्या नाव

हिवासाचा पत्ता व सही

३ परवानाधारक मुद्रांक विक्रीसाठी सही व परवाना

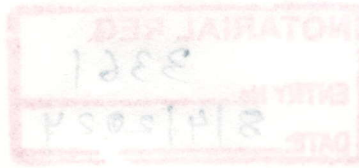
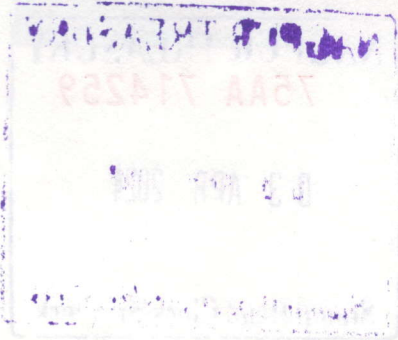
क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

गाराकीय कार्यालयासमोर, राज्याध्यक्ष भवन, सादर कार्यालयासाठी

मुद्रांक कायदावरील आदेशावरून जारी. (शासन २००४ दि. ०५/०५/२००४ नुसार)

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

8 APR 2024



Declaration, supported by the Affidavit, which shall be signed by the promoter or any person
Authorized by the promoter
Affidavit.com Declaration

Affidavit.com Declaration by the promoter or any person
Authorized by the promoter
Affidavit.com Declaration

Affidavit.com Declaration by the promoter or any person
Authorized by the promoter
Affidavit.com Declaration



Khasara No. 114/4, P.H.No. 36, Division-Nagpur, Mouza- Umargaon, Taluka- Nagpur (Gramin), District- Nagpur, PIN: 441204 do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title report to the land on which the development of the project is proposed

OR

~~_____ have/has a legal title report to the land on which the development of the proposed project is to be carried out~~

AND

~~A legally valid authentication of the 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 project land "Laxmi Nagar-3" at Khasara No. 114/4, P.H.No. 36, Division- Nagpur, Mouza- Umargaon, Taluka- Nagpur (Gramin), District- Nagpur, PIN: 441204 is free from all encumbrances.

OR

~~That details of encumbrances _____ including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/promoter from the date of registration of the project 31-12-2026.

4. (a) For new project:

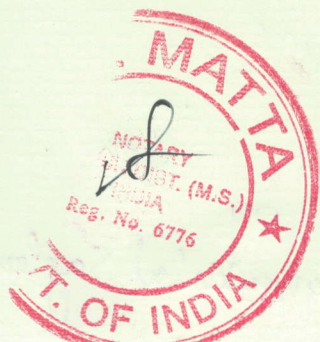
That seventy per cent of the amount realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.

~~(b) For ongoing project on the date of commencement of the act~~

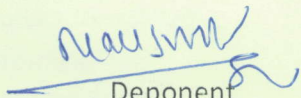
- ~~(i) (that seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

OR

- ~~(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~



5. That the amount from the separate account shall be withdrawn in accordance with Rule
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 a 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 compliance with the proportion to the percentage of completion of the project
7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall inform the authority regarding 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

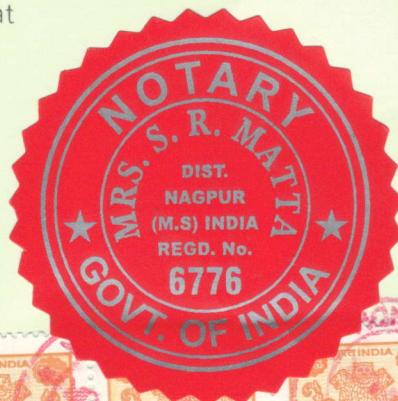

Deponent

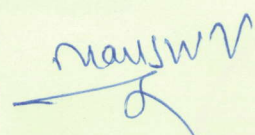
Mansukhlal Saglani

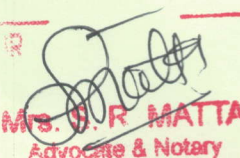
Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from:

Verified by me at




SWORN BEFORE ME ON THIS 8th th DAY OF April 2024 AT NAGPUR BY
SHRI/SMT. KU Mansukhlal Saglani
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI/SMT
ADVOCATE NAGPUR


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