भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

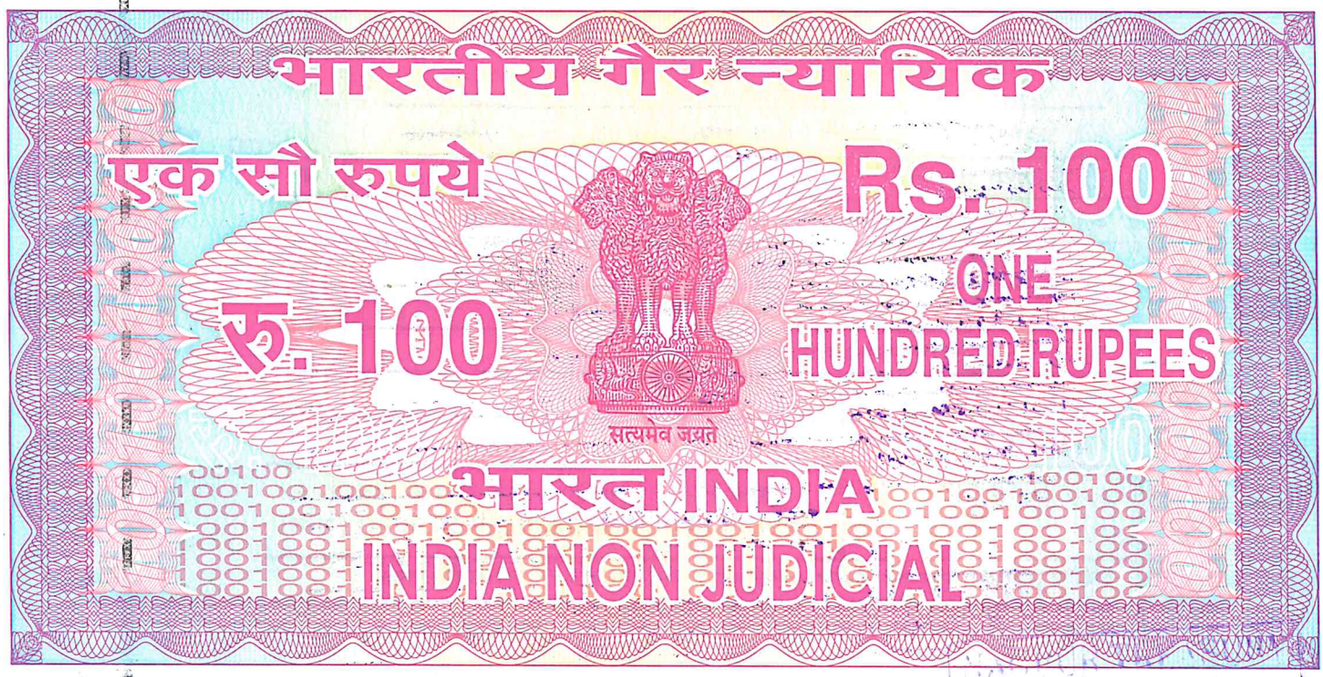
रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

75AA 945971

22 FEB 2024

Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 8903
DATE 21/03/2024

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar)** Promoter of the proposed project **"Silver Pride-3"**,situated on all that Piece and parcel of agricultural land **bearing Kh. No. 2/A/7/1** (erstwhile Kh No 95/2) having an area of 1.60 Hectors (16,000 Sq Mtr) out of which area admeasuring 15817.470 Sq Mtr has been utilized for the project mentioned above having net plottable area admeasuring 9433.51 Sq Mtr, held in Bhogwatdar Class-1 Rights, situated at Village - Dongargaon, P.S.K. 73 in Tahsil Nagpur (Rural) and District – Nagpur, 441108 duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 14/03/2024.

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regd No
15840
My Term Expires
on 06/[illegible]/2024
GOVT. OF INDIA

१) मुद्रांक विक्री नोंद वही अनुक्रमांक ९६६२५ /दिनांक 23 FEB 2024.

२) दस्ताचा प्रकार

३) दस्त नोंदणी करणार आहेत का ? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही निरुपती डेव्हलपर्स

६) हस्ते असल्यास त्यांचे नाव पत्ता व सही.

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

संजय हरडे	मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४ जिल्हाधिकारी परिसर, न. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTA
Suresh Sadas
Nag
Maharas
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My
GO

I, Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar) 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 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 project shall be completed by me/promoter on 31st March 2029.
4. That seventy per cent of the amounts realised 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 utilised 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

Tirupati Developers
3rd Floor, MKV Tower
Mini Square, Wardha Road,
Nagpur

FOR,TIRUPATI DEVELOPERS
PROMOTER
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

Verification

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

Verified by us on this __day of March 2024.

DEPONENT

Tirupati Developers
3rd Floor, NKV Tower
Ajni Square, Wardha Road,
Nagpur

FOR, TIRUPATI DEVELOPERS
PROMOTER
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

NOTARY
Suresh S. Meshram
Nagpur
(M.S.) India
Regn. No.
15840
GOVT. OF INDIA

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra (India)
Regn No.
15840
My Term Expires
on 05/12/2024
GOVT. OF INDIA

Sworn before me on this 21st day of March 2024 at Nagpur by Shri/Smt./Ku. Rahul A. Upganlawar R/o. Nagpur who has been identified by Shri/Smt. — Advocate Nagpur

21/3/2024
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

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