



महाराष्ट्र MAHARASHTRA

2023

75AA 527211

07 MAR 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

1. Ms. Brijbala Hemant Diddee d/o Pyarelal Bhanote
2. Mr. Harnarayan Kanhaiyalal Jaiswal s/o Kanhaiyalal Sukhalal Jaiswal
3. Mr. Hemant Devdatta Diddee s/o Devdatta Lubhurar Didee
4. Mrs. Mrudula Pramod Hedau d/o Sadanand Namdeorao Paunekar
5. Mrs. Noopur Nilesh Jumle d/o Chiranjilal Talhar
6. Mr. Pramod Anandrao Hedau s/o Anandrao Govindrao Hedau

Prakaran

१) दस्तावेज प्रकार/अनुच्छेद क्रमांक ४१५१११

२) दस्त नांदणी करणार आहेत काय?

३) नांदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क.

४) मिल्कतीये वर्णन

५) मोबदल रक्कम

६) मुद्रांक विकत घेणाऱ्याचे नाव निमिषा गुमानाळी

७) दुसऱ्या पक्षाच्या नावाचे नाव

८) हस्त असल्यास त्याचे नाव

९) मुद्रांक शुल्क रक्कम १००

१०) मुद्रांक विक्री: नांदणी घेई लागू नसत ३८८२९ दिनांक १५/३/२५

११) मुद्रांक विकत घेणाऱ्याची सही

मुनील तिरंजले

२५/१२

निबंधक विभागाचा नि.क. सिल्लेदारिपारी पोलीस ठ. कार्यालय नागपूर

Rohi
Kalamla.



7. Mr. Rahul Chandrashekhar Panat s/o Chandrashekhar Vishwanath Panat
8. Mr. Rangnathan Ramrathanam s/o Kulumani Viswanathan Ramrathnam
9. Mr. Shirish Shivram Desai s/o Shivram Narayan Desai
10. Mrs. Sunita Sanjay Nasery d/o Gopalkrishna Govind Upadhye
11. Mr. Yogesh Nilkanth Pathak s/o Nilkanth Vishnupant Pathak

Landowner's of the proposed project "Chanakya Apartment" on land bearing Plot No 341, CSN 574, Mouje- Ajani, Division-Nagpur, Laxmi Nagar, Taluka- Nagpur(Urban) District- Nagpur, PIN: 440022/~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____:~~

We,

1. Ms. Brijbala Hemant Diddee d/o Pyarelal Bhanote
2. Mr. Harnarayan Kanhaiyalal Jaiswal s/o Kanhaiyalal Sukhalal Jaiswal
3. Mr. Hemant Devdatta Diddee s/o Devdatta Lubhurar Didee
4. Mrs. Mrudula Pramod Hedau d/o Sadanand Namdeorao Paunekar
5. Mrs. Noopur Nilesh Jumle d/o Chiranjilal Talhar
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Landowner's of the proposed project project "Chanakya Apartment" on land bearing Plot No 341, CSN 574, Mouje- Ajani, Division-Nagpur, Laxmi Nagar, Taluka- Nagpur(Urban) District- Nagpur, PIN: 440022/ ~~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 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 is free from all encumbrances.

Prakash

-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 **01-12-2025**.

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.

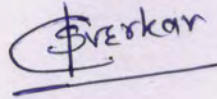


Prerkan

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

For Brijbala Hemant Diddee, Harnarayan Kanhaiyalal Jaiswal, Hemant Devdatta Diddee, Mrudula Pramod Hedau, Noopur Nilesh Jumle, Pramod Anandrao Hedau, Rahul Chandrashekhar Panat, Rangnathan Ramrathanam, Shirish Shivram Desai, Sunita Sanjay Nasery, Yogesh Nilkanth Pathak

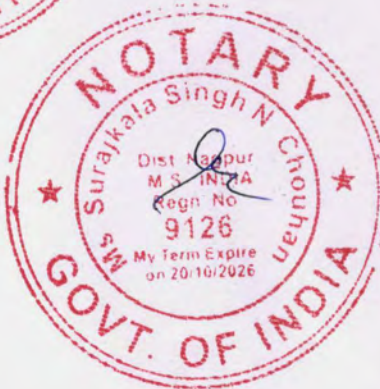


Ashish Nerkar
(POA Holder)

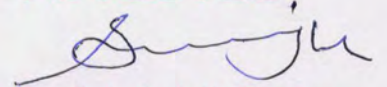
Verification

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



ATTESTED



Ms. Surajkalasingh N. Chouhan
NOTARY
Nagpur DIST. (M.S.) INDIA

NOTARIAL REG.
ENTRY No. 1411
DATE 27-3-2024

