



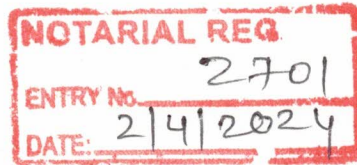
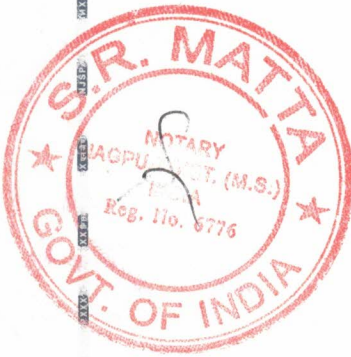
महाराष्ट्र MAHARASHTRA

2023

75AA 585430

20 MAR 2024

Stamp Head Clerk Mr. 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 S R Groups (Through Partner Mr. Sachin Balkrushna Ingle) Promoter of the proposed project "Saraswati Nagari - 8", situated all that Piece and Parcel of Land bearing Khasra No.283/2, Mouza - Lava, total admeasuring 0.975 Hectares (or 9750 Sq. Mtrs.) as per Sale Deed and 9531.68 Sq. Mtrs as per Possession, out of which land admeasuring 5705.983 Sq. Mtrs. is recommended for demarcation bearing P.H.No.4-A, assessed at Rs.2.75/- yearly, under Occupancy Class I rights, along with all Trees, Shrubs, Crops, right of pathways

फक्त प्रातिज्ञापत्रासाठी

१) मुद्रांक विक्री नोंदवही अनुक्रमांक.....

45839

दिनांक.....

21-03-2024

२) मुद्रांक विक्री वेळालाचे नाव.....

रहिवासाचा पत्ता व सही.....

S R Group's Basha

190

Partner: S. S. Chh. Tugale

३) परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

21-03-2024

सुबोध एस. डेंगरे

रॅटेल झेंडर ला. नं. 7/96

वित्तविकासारी परिसर,

तहसिल कारली, नागपूर

पिन कोड - 4501059

Fr Panagkany

21 March 24

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



easement rights appurtenant and belonging thereto Outside the limits of the Nagpur Municipal Corporation, within the limits Nagpur Metropolitan Region Development Authority (NMRDA) situated at Mouza-Lava, Tahsil Nagpur (Rural) & District Nagpur, 440023 duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 04/03/2024.

I, S R Groups (Through Partner Mr. Sachin Balkrushna Ingle) 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



**FOR, S R GROUPS
PROMOTER**

(THROUGH PARTNER MR. SACHIN BALKRUSHNA INGLE)



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 21st day of March 2024.

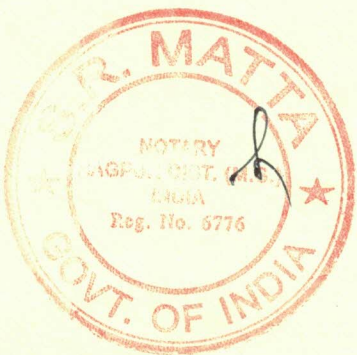
DEPONENT



FOR, S R GROUPS

(THROUGH PARTNER MR. SACHIN BALKRUSHNA INGLE)

PROMOTER



SWORN BEFORE ME ON THIS ^{2nd} April 2024 AT NAGPUR BY
SHRI / SMT. / KU. Sachin B. Ingle.
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. Sachin B. Ingle
ADVOCATE, NAGPUR.


Mrs. S.R. MATTA
Advocate & Notary
918-B, Clarke Town, Nagpur-46

