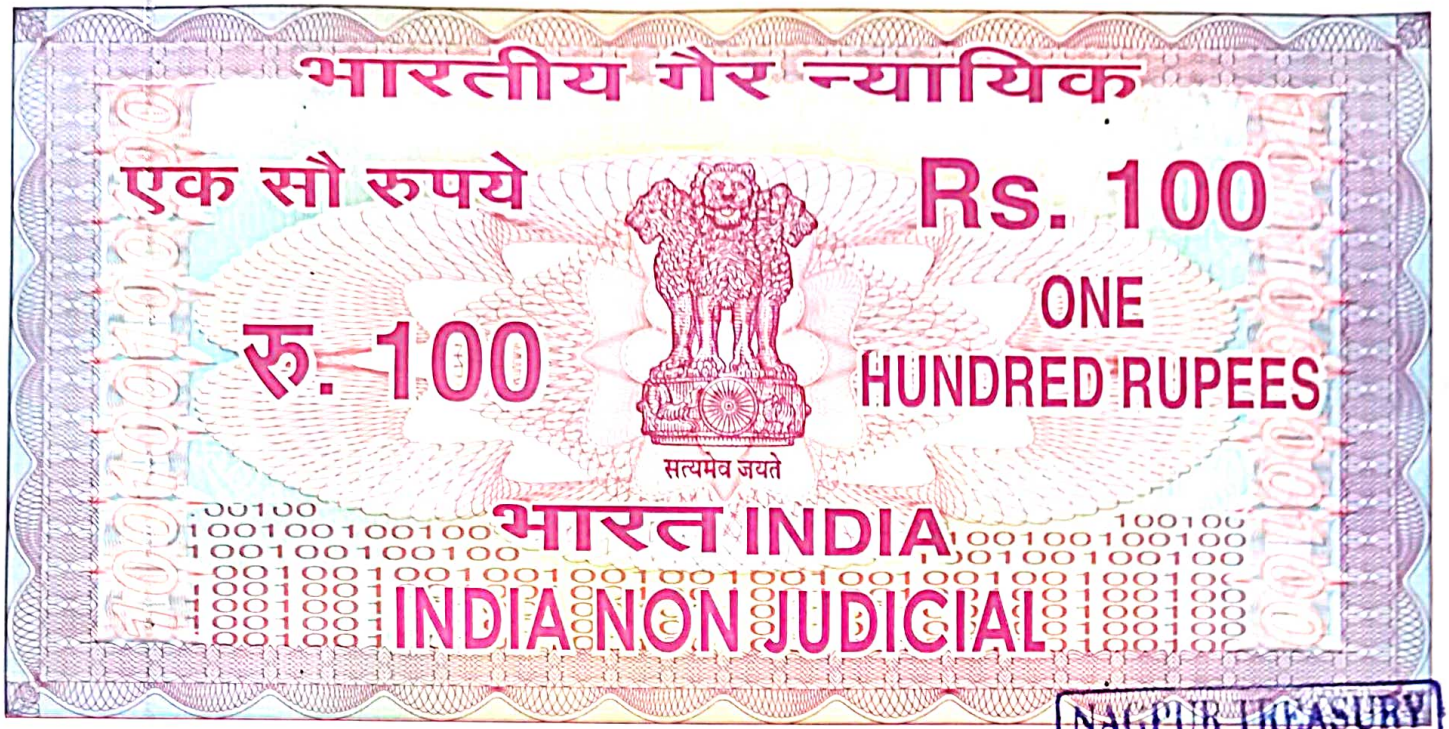


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
75AA 658977
22 FEB 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 9382
DATE 09/05/2024

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROPRIETOR OR ANY PERSON AUTHORIZED BY THE PROPRIETOR

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pravin M. Patel Partner of the M/s. Shayona Co-operant proposed project / duly authorized by the promoter / partner of proposed project, vide it's authorization dated 26/02/2024.

I, Mr. Pravin M. Patel Partner of the proposed project have duly authorized and do hereby solemnly declare, undertake and state as under

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

AND

NOTARY KIRAN U. WADYALKAR Dist.Nagpur (M.S.) INDIA Regd. No 9099 My Term Expires on 20-10-2026 GOVT OF INDIA

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

१ मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक 4273 26 FEB 2024

२ मुद्रांक विकत घेणाऱ्याचे नाव
निवासाचा पत्ता व सही

३ परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना
क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

शासकीय कार्यालय
मुद्रांक

ज्या कारणासाठी जास्तीचे मुद्रांक खरेदी केले त्याचे तपशील कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात उपयोग न केल्यास आद

NOTARY
KIRAN U. WADYALKAR
Dist. Nagpur
(M.S.) INDIA
Regd. No
9099
My Term Expires
on 20-10-2026
GOVT. OF INDIA

NOTARIAL

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and partner for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by me / partner is 31.03.2030
4. That Hundred percent of the amounts realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 complication of the project.
7. That I 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any plot, as the case may be, on any grounds.

Deponent

NOTARY
Smt. KIRAN U. WADYALKAR
DIST. NAGPUR
(M.S.) INDIA
REGD. NO.
9099
GOVT. OF INDIA

Verification

I, the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur on this 26th Day of February 2024.

Deponent

SWORN / SOLEMNLY AFFIRMED BY ..... Deponent .....
WHO IS PERSONALLY KNOWN TO ME IDENTIFIED BY ..... self .....
BEFORE ME THIS THE ..... DAY OF 09/05/2024 AT. NAGPUR.

KIRAN U. WADYALKAR
NOTARY
DIST NAGPUR (M.S.) INDIA