



महाराष्ट्र MAHARASHTRA

2022

34AA 015893

16 JUN 2023



FORM 'B'
[See Rule 3(6)]

Notary Public / St. Clerk

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./ Mrs. Thakurdas Dharamdas Kewalramani promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ____.

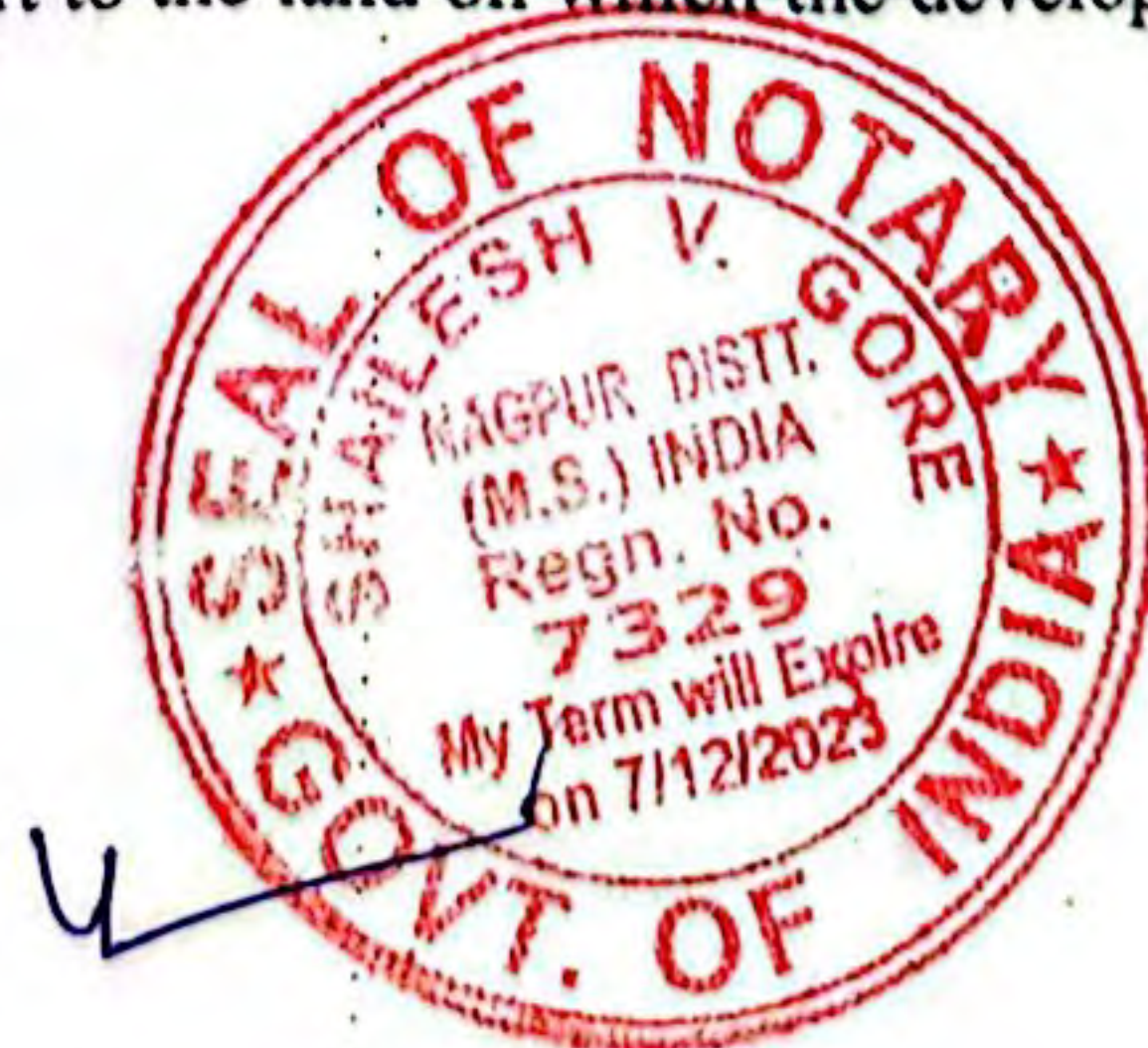
I, Thakurdas Dharamdas Kewalramani promoter of the proposed project/ ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

1. That I /~~promoter~~ have/has a legal title 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



28 JUN 2023

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४) १०५१९

१. पुढील विधी नोंदवही अनु. क्रमांक/दिनांक :

२. भूदांक विफल घोषाच्या नं. ३८२८१५ धरमदाम केवलरामाजी

३. परवानगीसाठी भूदांक विक्रेत्याची सही व परवाना

कृ.डी.एच.दोशी
ला.नं. ३/२८ कोड नं. ४००१०३०
गोपीबान, नागपूर.

शासकीय कायदाप्रमाणित प्रतिज्ञापत्र सादर करणारा (अ.प्र. ४) यादीतील व्यक्ती

नॉटरी (शासन कायदा दि. ००/१०/२००४ नुसार)

ज्या परवानगीसाठी अर्जना भूदांक विक्री घेण्याची आज्ञा देण्यात आली आहे त्या भूदांक विक्री केल्यापासून ६ महिन्यात यापुढील बंधनकारक आहे.

3444 018823
18 JUN 2023

FORM B
(See Rule 3(1))

28 JUN 2023



This is a Declaration of Mr. A. B. Thakur, the promoter of the proposed project, which shall be signed by the promoter or any Person Authorized by the promoter.

Alidha is a Declaration.

This is a Declaration of Mr. A. B. Thakur, the promoter of the proposed project, which shall be signed by the promoter or any Person Authorized by the promoter.

The promoter of the proposed project, Mr. A. B. Thakur, has declared that he is the promoter of the proposed project and that he is the promoter of the proposed project.

That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.

AND

That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.



~~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.

~~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 31-12-2025.

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 o. completic.. 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



[Signature]

Thakurdas Dharamdas Kewalramani
Deponent

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 NAGPUR

[Signature]

Thakurdas Dharamdas Kewalramani

Date : 28-06-2023

Place : NAGPUR

BEFORE ME



Sworn before me on this 28 day of June 2023 at Nagpur by
Shri/Smt./Ku. Thakurdas D. Kewalramani
R/o. Nagpur who has been identified
by Shri/Smt. [Signature]
Advocate, Nagpur.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) India
28 JUN 2023