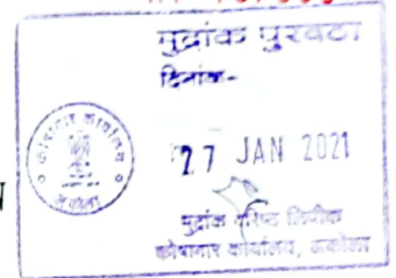




महाराष्ट्र MAHARASHTRA

2020

XV 107300



AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **Mr. Nitin Sudampant Hirulkar**, Age: 44 yrs, Occupation: Business, having office at Royal Estate, First Floor, Rautwadi Chowk, Akola, Promoter of the proposed project, vide its/his/their authorization that,

I, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal Title report of the land on which the development of the proposed project is to be carried out and a legal valid authentication of title of such land along with an authenticated copy of the sale deed of the real estate project is enclosed herewith.
2. That the project is free from all encumbrances.
3. That the time period within which the project shall be completed on or before 30 August 2021, by me.
4. The entire of the amount to be realized hereafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule No. 5.



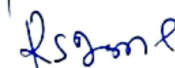
6. That I shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by a practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the project.
7. That I shall take the pending approvals on time, from the competent authorities.
8. That I shall inform the authority regarding all 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 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 apartment, plot or building, as the case may be.


DEPONENT

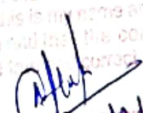
VERIFICATION

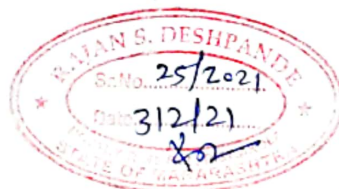
The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me, there from verified by me at Akola on this day of 03 February 2021 at Akola.




DEPONENT
03/02/21


RAJAN S. DESHPANDE
NOTARY 31212021
"SWANAND" JATHAR PETH,
AKOLA (MAHA) 2491050

For it in sudamant Hirulkar
210 Akola

03/02/21
(Signature of Sudamant Hirulkar)



Certified that this document /
Affidavit contains Pages
From 1 to Two pages

