



महाराष्ट्र MAHARASHTRA

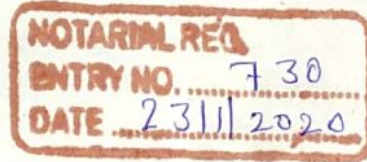
2019

VL 627535

16 JAN 2020

FROM 'B'

[See rule3(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 Ms. SAI SAHARA LAND DEVELOPERS Promoter
of the proposed project/duly authorized by the promoter of the proposed project,
vide its/his/their authorization dated

01/01/2020

I, Ms. SAI SAHARA LAND DEVELOPERS promoter of the proposed project/
duly authorized by the promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

I, That We / 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

PTO

स्ताचा प्रकार/अनुच्छेद क्रमांक
 वस्तु नोंदणी करणार आहेत का ?
 नादणी हुंनार अस्तव्यास मुख्यम निबंधक
 कार्यालयाचे नांव
 मिल्कतीचे वर्णन
 माधवराव रत्नम
 मुद्रांक विक्रीत येणाऱ्याचे नांव
 हुन्या पक्षकाराचे नांव
 हस्ते कस यास त्याचे नांव व पत्ता
 मुद्रांक मूल्य रक्कम १५०/-
 मुद्रांक विक्रीत नोंद घेई अनु. क. / दिनांक. २२/११/२०२०
 मुद्रांक विक्रीत येणाऱ्याची सही
 परवानाधारक मुद्रांक विक्रीत येणाऱ्याची सही
 व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता-
 ति. जि. राजन मुद्रांक विक्रीत जिल्हाधिकारी परिसर
 वर्धा परवाना क्र. १४/९१ व नविन क्र. ४५०१००४
 ज्या कारणासाठी ज्यांना मुद्रांक खरेदी केल्या
 राखून घेईने वगैरे यामुळे यामुळे यामुळे

साई सहरा लॅन्ड डेव्हलपर्स
 ग्री संपु पुंडलिकराव मानमोड
 वा. वडी



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 project land is free from all encumbrances.

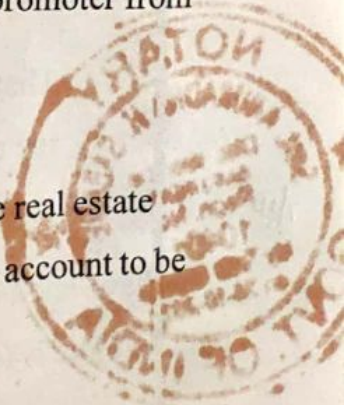
OR

That details of encumbrances free from 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 project : 31/12/2024

4. (a) For new projects :

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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

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, 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 amounts from the separate account shall be withdrawn in accordance with Rule 5

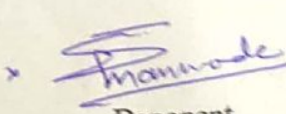
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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 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 / 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

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____.

[Signature]
Deponent



SWORN SOLEMNLY AFFIRMED
BY Mr. Sanjay P. Marmode
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY _____

BEFORE ME THIS THE 23
DAY OF Jan. 2020 AT
Wardha
A. H. Sabane 23/1/2020
NOTARY
WARDHA DIST. (M.S.) INDIA

