



BEFORE NOTARY PUBLIC WARDHA (M.S.)

महाराष्ट्र MAHARASHTRA

2018

TK 946369



FROM 'B'

[See rule 3(6)]

NOTARIAL REG.
ENTRY NO. 2666
DATE 31/5/2020

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

मुद्रित निमित्त / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

Affidavit cum Declaration

Affidavit cum Declaration of Ms. SHUBHLAXMI LAND DEVELOPERS

Promoter of the proposed project/ duly authorized by the promoter of the proposed
project, vide its/his/their authorization dated (Little Earth Unit-3)

16/03/2020

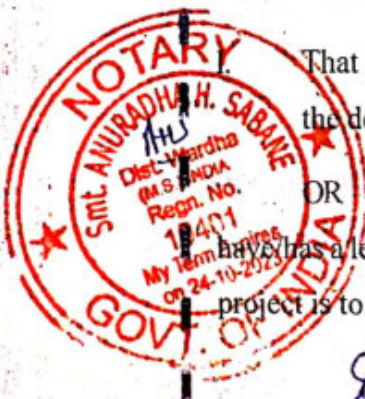
I, Ms. SHUBHLAXMI LAND DEVELOPERS promoter of the proposed project/
duly authorized by the promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

That I / promoter have / has a legal title Report to the land on which
the development of the project is proposed

OR

Myself / have / has a legal title Report to the land on which the development of the proposed
project is to be carried out

gammade



PTO

पुस्तक विक्री नोंद वही अनु. क्र. १२३१ दिनांक ३०/११/१९

दस्तावेज प्रकार
दस्त नोंदणी करणार आहेत का? होय/नाहो

विलकतीचे थोडक्यात वर्णन

पुस्तक विक्री दस्तावेजाची नांव व सही

पुस्तक विक्री दस्तावेजाची नांव व पत्ता

पुस्तक विक्री दस्तावेजाची नांव व पत्ता

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BEFORE NOTARY PUBLIC WARDHA (M.S.)



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 : 31/12/2023

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.

[Signature]
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 Wardha on this 9th day of May, 2020

Deponent

ggnomade



Smt. Sushma w/o
SWORN/SOLEMNL AFFIRMED
BY Mr. Sanjay P. Mammade
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY ✓
BEFORE ME THIS THE 9
DAY OF May 2020 AT
WARDHA
H. Sabane
A. H. SABANE
NOTARY
WARDHA DIST. (MCS) INDIA

