



NOTERIAL REGI.
ENTRY No. 2021 0 970
Date 15/7/22
न्यायिक शुल्क - 100
वस्तु नोंदणी होणार आहे का ? होय/नाही
बनु. क्रमांक 12320 **दिनांक** 27/5/2022
मुद्रांक विकत घेणाऱ्याचे नांव व सही **हस्ते अवलंबून त्याचे नांव व पत्ता**
मुद्रांक विक्रेता: ग्रामदुत सेतु केंद्र तर्फे वैभव रा. बाफले
परवाना क्र. 1/2004 नविन 4501009
जिल्हाधिकारी See rule 3(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 MR. AJAY PANJABRAO DESHMUKH and Mrs. RUPALI JAYAVANTRAO KHODKE promoter of the proposed Project SAKHUAAL DEVELOPERS – at Survey no. 183/1, Mauja: Palasgaon (bai), Tah: Seloo & Dist : Wardha. duly authorized by the promoter of the proposed project, vide its / his/ their authorization.

Dated:

[Signature]

सी २१५० अचेंत खोडके.



We, MR. AJAY PANJABRAO DESHMUKH and Mrs. RUPALI JAYAVANTRAO KHODKE, 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 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

AND

~~a legally valid authentication of title of such land long 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 right, 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 us / promoter from the date of registration of project; 31/12/2023.

4. (a) For new project :

That seventy per cent of the amount realized by us/ promoter for the real estate project from the allottee's, 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 amount to be realized hereinafter by us/ 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

सौ. २१५५ अर्चना शोखे.

OR

~~(ii) That entire of the amounts to be realized 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 amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation & Development) (Regulation of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest & Disclosure in Website Rules 2017).

6. That We / ~~the promoter~~ shall get the account 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 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.

7. That We / ~~the promoter~~ shall take all the pending approvals on time, from the competent authorities.

8. That We / ~~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 We / ~~the promoter~~ have / has furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10. That We / ~~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



× श्री राजा जयंत शिंदे.

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us _____ at Wardha on this 15th day of July 2022

1. MR. AJAY PANJABRAO DESHMUKH

BEFORE ME

(Anil G. Lambat)
NOTARY 15/7/22
WARDHA (Maharashtra)
INDIA

श्री २९५। जयान खोडके.

2. Mrs. RUPALI JAYAVANTRAO KHODKE



N.S. of 25/7



1. A
✓
Wardha
11/11/11
No. 1111
E-1111
11-11-11

अजय पंजाबराव देशमुख
Ajay Panjabrao Deshmukh
जन्म तारीख/DOB: 24/06/1970
पुल्ल: MALE

4619 9971 5871



आधार - सामान्य माणसाचा अधिकार

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNION OF INDIA

पत्ता:
प्लॉट नं ४०, वार्ड नं
५, सुदर्शन नगर, पो. मानस
मंदिर, पिपरी मेघे, वर्धा,
वर्धा,
महाराष्ट्र - 442001

Address:
plot no 40, ward no 5, sudarshan
nagar, po. manasmandir, pipri megh-
Wardha, Wardha, Maharashtra -
442001



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. B & No. 1947
Bangalore-560 001



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक: / Enrolment No.: 2906/02961/00487

To
रुपाली जयवंतराव खोडके
Rupali Jayavantrao Khodake
243
ward no 2
at palasgaon post sindi railway tah seloo
Palasgaon
Wardha Maharashtra - 442105
9834347901

Download Date: 10/03/2021
Generation Date: 04/03/2021

Signature valid

Digital Signature
* India Key Pair
Date: 2021/03/10
12:14:57:191



आपला आधार क्रमांक / Your Aadhaar No. :

7022 1577 4705

माझे आधार, माझी ओळख



भारत सरकार
Government of India



रुपाली जयवंतराव खोडके
Rupali Jayavantrao Khodake
जन्म तारीख/DOB: 01/01/1982
महिला/ FEMALE



7022 1577 4705

माझे आधार, माझी ओळख



Government of India



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
२४३, वार्ड नं २, मु पळसगाव पोस्ट सिंदी रेल्वे तह सेलू,
पळसगाव, वार्ड,
महाराष्ट्र - ४४२१०५

Address:
243, ward no 2, at palasgaon post sindi railway
tah seloo, Palasgaon, Wardha,
Maharashtra - 442105



7022 1577 4705



19/17

http://uidai.gov.in

www.uidai.gov.in

✍ श्री रुपाली जयवंतराव खोडके