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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँचसौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

FORM 'B' MAHARASHTRA © 2016 ©

NOTARIAL REG. ENTRY NO. 7996 DATE 31/07/17

AC 988118 15 JUL 2017

Stamp Head Clerk / Sr. Clerk

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

Affidavit com declaration

Affidavit cum declaration of MR. PRAVIN VITHALRAO AINCHWAR promoter of the M/s. Bharat Developers of project "LOTUS RESIDENCY"

Authorized by the promoter of the proposed project , vide its/his/their authorization dated

25.07.2017;

I, MR. PRAVIN VITHALRAO AINCHWAR promoter of the Bharat Developers for project LOTUS RESIDENCY duly authorized by the promoter of the project do hereby solemnly declare ,undertake and state as under;

1 That I/ Promoter have / has a legal title to the land on which the development of the project is carried out

AND

a legally valid authentication of title of such land along with an authentication copy of the agreement between such owner and promoter for development of the real estate project enclosed herewith.

2 That the said land is free from all encumbrances.

3 That the time period within which the project shall be completed by me/promoter s 31st December 2019.

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4 That seventy percent 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 that purpose.

5 That the amounts from the separate account , to cover the cost of the project ,shall be withdrawn in proportion to the percentage of completion of the project.

6 That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7 That I / promoter shall get the accounts audited within 6 months after the end of every financial year by a chartered accountant in practice ,and shall produce a statement of accounts duly certified and signed by such 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 of completion of the project.

8 That I/ promoter shall take all the pending approvals on time , from the competent authorities.

9 That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10 That I /promoter shall not discrimination against any allottee at the time of allotment of any apartment ,plot or building , as the case may be, on any grounds.

(PRAVIN VITHALRAO AINCHWAR)
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 31st on this July day of 2017.

(PRAVIN VITHALRAO AINCHWAR)
Deponent

SWORN/SOLEMNLY AFFIRMED BY .....
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY .....
BEFORE ME THIS THE 31st DAY OF July AT NAGPUR

Lynette Santiago
NOTARY
NAGPUR DIST. (M.S.) INDIA

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Bharat Developers

Regd. Off.- Plot No. 731D, Khare Town, Dharampeth, Nagpur.
Mobile- +91-9423122257 Email- pravin.ainchwar@gmail.com

DECLARATION

I, SHRI. PRAVIN VITHALRAO AINCHWAR, authorised Partner (Duly authorised by all the Partners of the firm vide authorisation letter dated 25th July 2017) of Bharat Developers, carrying on business in Partnership under the name and style of **'M/S. BHARAT DEVELOPERS'**, having office at Plot No. 731D, Khare Town, Dharampeth, Nagpur, do hereby solemnly declare and say as follows:

1. That we are the owner of land bearing Plot Nos. 2 to 6 and Plot No. 9 to 13 jointly total admeasuring 1645.81 Sq.Mt out of Kh. No. 115 of Village- Bori, Tah & District Nagpur , hereinafter reffered to as "the said land".
2. That we are the promoters of the commercial cum residential project known as "LOTUS RESIDENCY" which is under construction on the said land.
3. That we have entered into and we propose to enter into agreements for sale of commercial unit in "LOTUS RESIDENCY" with the prospective purchasers thereof.
4. That we are making this declaration to comply with the provisions of the real estate (Regulations & Development) Act, 2016 to confirm that our title to the said land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof.

Place: Nagpur

Date- 27.07.2017

Solemnly declared by the Declarent.

Pravin Vithalrao Ainchwar

Authorised Partner of Bharat Developers

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Bharat Developers

Regd. Off.- Plot No. 731D, Khare Town, Dharampeth, Nagpur.
Mobile- +91-9423122257 Email- pravin.ainchwar@gmail.com

AUTHORITY LETTER

We the Partners **1) MR. DILAWAR INAYAT KHAN**, Aged about 56, Occupation: Business, Resident of Somalwada, Nagpur **2) MR. PRAVIN VITHALRAO AINCHWAR**, Aged about 42 years, Occupation – Business, Resident of Khare Town, Dharampeth, Nagpur-440025 and **3) SHRI PRASHANT BAPURAO ZULKANTIWAR**, Aged about 42 years, Occupation – Business, Resident of Bharat Nagar, Nagpur and 4) MR. **FAROOQ JIKARBHAI BAWLA**, Aged about 42 years, Occupation – Business, Resident of Jafar Nagar, Nagpur collectively carrying out their business under Partnership Firm under the firm name and style as **'M/S. BHARAT DEVELOPERS'** having its office/place at Plot No. 731D, Khare Town, Dharampeth, Nagpur, hereby state that any one of us can represent the Firm before the Sub registrar's Office for registering Agreement to Sell, Sale Deed, Correction Deed, Deed of Declaration, Registration process of MAHA RERA etc. in respect of our scheme known as LOTUS RESIDENCY at ALL THAT piece and parcel of Plot Nos. 2 to 6 and Plot No. 9 to 13 jointly total admeasuring 1645.81 Sq.Mt out of Kh. No. 115 of Village- Bori, Tah & District Nagpur.

That we take all responsibility for the acts done by our one such partner.

Nagpur

25/07/2017

DILAWAR INAYAT KHAN

PRAVIN VITHALRAO AINCHWAR

PRASHANT BAPURAO ZULKANTIWAR

FAROOQ JIKARBHAI BAWLA