



महाराष्ट्र MAHARASHTRA
NOTARIAL REG.
ENTRY NO. 11403
DATE 26/12/2017

2017

NAGPUR TREASURY
SC 091399
12 DEC 2017
Stamp Head Clerk / Sr. Clerk

FROM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration by Mr. Anand Palandurkar (Authorized Signatory) And Mr. Amol Palandurkar (Authorized Signatory) , of M/s Palandurkar Housing Agency And Developers, Nagpur (promoter) of the proposed project "Poorva Heights"

Mr. Anand Palandurkar (Authorized Signatory) and Mr. Amol Palandurkar (Authorized Signatory) ,are duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoters have 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 along with an authenticated copy of the agreement between such owner and partners for development of the real estate project is enclosed herewith.

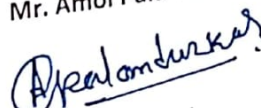
2. That ,No litigation is pending related any right, title, interest if the project .The project is not mortgaged with any Bank.

3. That, the Promoters undertakes to complete the project on or before 19th June , 2019.
4. 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the Promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, the Promoters shall take all the pending approvals on time from the competent authorities.
8. That, the Promoters 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, the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the Promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Mr. Anand Palandurkar


(Deponent)

Mr. Amol Palandurkar

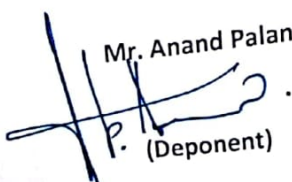

(Deponent)

(Verification)

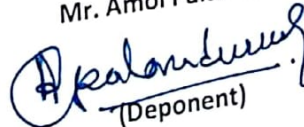
The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of 21.12.2017.

Mr. Anand Palandurkar


(Deponent)

Mr. Amol Palandurkar


(Deponent)