



महाराष्ट्र MAHARASHTRA

2022



Affidavit Cum Declaration

Affidavit - cum - Declaration of **Ms. Prasanna Developers & Ms. Prasanna Planners** (Project Moreshwar Park - 5, Khasra No. 97/1 & 97/2A, P. H. No 42, Mouza - Jamtha, Tah.- Nagpur (Gramin), Dist - Nagpur through - Mr. Nikhil Prakash Chale promoter of the proposed project, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

1 **Mr. Nikhil Prakash Chale** 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

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

1. मालका प्रकार अनुसूद्ध क्रमांक	08/14
2. इस्त नादणा करणा आहत काय ?	
3. मीदणी होणार असल्यास दुय्यम नियमक कार्यालयाचे नाव	दुय्यम नियमक
4. मिळकतीचे वर्णन	
5. मोबदला रक्कम	
6. मुद्रांक विक्री घेणाऱ्याचे नंबर	424691 3060042
7. दुसऱ्या पक्षाचा नाव	श्रीमती पद्मा
8. इस्त असल्यास त्याचे नंबर व टा	
9. मुद्रांक शुल्क रक्कम	
10. मुद्रांक विक्री नोंद घेई अनु क्रमांक	33608 दिनांक 21/11/2022
11. मुद्रांक विक्री घेणाऱ्याचे सही	
यशवंत एस. पाटील मुद्रांक विक्री, ता. इ. 250, 66, बिल्डिंग नं. 00000000	
जिल्हाधिकारी परिसर, त. कार्यालय, नाशिक	

AND

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

2. That the project land is free from all encumbrances.

OR

That, details of encumbrances _ 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 (31/12/2028)

4. That, seventy per cent of the amounts 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 if 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / the promoter shall get the accounts audited within six month 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 practicing Chartered Accountant and it shall be verified during the audit that the amount 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.

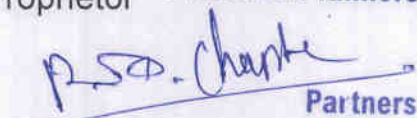
9. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Prasanna Developers
Prasanna Developers
Proprietor


Proprietor

Prasanna Planners
Prasanna Planners
Proprietor


Partners



Verification

I, the deponent above, do here by verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 18 Jan Day of 2023

Prasanna Developers
Prasanna Developers
Proprietor


Proprietor.

Prasanna Planners
Prasanna Planners
Proprietor


Partners

SWORN BEFORE ME ON THIS 18/1/23 As a bar
AT NAGPUR BY
S. R/SMT. J.KU.
WHO HAS BEEN IDENTIFIED
SHR/SMT.
ADVOCATE, NAGPUR

Karamjeet Kaur Bakshi
NOTARY
Govt. of India
Nagpur Dist. (M.S.) India

