



महाराष्ट्र MAHARASHTRA

● 2022 ●

NOTARIAL REG
ENTRY NO. 7858
DATE 10/4/2023

NAGPUR TREASURY
34AA 281687

05 APR 2023

and Clerk / Sr. Clk

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

Affidavit cum Declaration

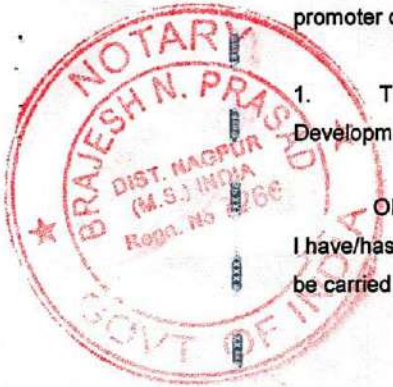
Affidavit cum Declaration of (1) SHRI. PADMAKAR S/o. GOVINDRAO KASHIKAR
(2) SHRI. PRASANNA S/o PADMAKAR KASHIKAR THROGH P.O.A. MRS. PREETI W/o.
ASHISH SAOJI, (NEE. PREETI D/o. PADMAKAR KASHIKAR), Kh. No. 4/1, 4/2, 9/1, 9/2, 9/3
AND 18, P. H. NO. 38, Mouza – Beltarodi, Tahsil – Nagpur (Rural), District – Nagpur - 440034,
promoter of the proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated 11-04-2023

I/We, (1) SHRI. PADMAKAR S/o. GOVINDRAO KASHIKAR (2) SHRI. PRASANNA S/o
PADMAKAR KASHIKAR THROGH P.O.A. MRS. PREETI W/o. ASHISH SAOJI, (NEE. PREETI
D/o. PADMAKAR KASHIKAR 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 I / promoter have / has a legal title Report to the land on which the
Development of the project is proposed

OR

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



१) मुद्रांक क्र.	३०१	६/०५/२०२३
२) वसुधायक नाव	शिवशेखर	
३) दस्तऐवज क्रमांक	१/२०२३	
४) विक्रेत्याचा नाव	१६/५/२२ अश्विनी	
५) मुद्रांक विक्रेता याच्या नावाचे नाव		
६) हस्तो अभिलेखाचा त्याचे नाव, पत्ता व शहर		
७) वसुधायक पत्रकाराचे नाव		
८) मुद्रांक शुल्क रक्कम	१००/-	
९) मुद्रांक विक्रेता, ला.क्र. १/१९९८, फोड क्र. ४६०१०४३		
१०) जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)		
वसुधायक कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात यावरून सधनकारक आहे.		

म.हिं.५२३



AND

a legally valid authentication of title of such land.

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

3. That the time period within which the project shall be completed by me/promoter 5-11-2027 from the date of registration of project;

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.

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.

Deponent

PAsareje

Verification

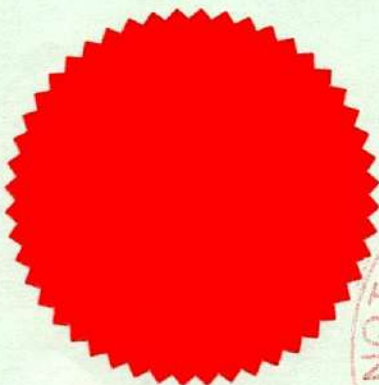
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at NAGPUR on this 11th April day of 2023.



Deponent

PAsareje



SWORN / SOLEMNLY AFFIRMED:

BY above deponent

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY

BEFORE ME THIS THE 10

DAY OF April 2023

AT NAGPUR

BK

NOTARY
NAGPUR DIST. (M.S.)

