भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◑ 2022 ◑

NAGPUR TREASURY

34AA 281690

05 APR 2023

NOTARIAL REG

ENTRY NO. 7861

DATE 10/4/2023

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) SMT. REKHA Wd/o LATE SHRI. NARAYAN KASHIKAR, 2) MRS. ANJALI W/o GIRISH VAIDYA (daughter of LATE SHRI. NARAYAN KASHIKAR) THROGH P.O.A. SHRI. SACHIN S/o LATE SHRI. NARAYAN 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) SMT. REKHA Wd/o LATE SHRI. NARAYAN KASHIKAR, 2) MRS. ANJALI W/o GIRISH VAIDYA (daughter of LATE SHRI. NARAYAN KASHIKAR) THROGH P.O.A. SHRI. SACHIN S/o LATE SHRI. NARAYAN 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

398 6/04/2023

2140

2201 3/3/32

1000

पुलिस विभाग, राज्य पुनर्रचना, कोड क्र. ४६०५०३
नियंत्रणाधीन मनिषा, सी. कार्यालय, नागपूर (शहर)

या कार्यालयाची जमीन पुलिस खरेदी केला त्यांनी सेवा कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात जमरच्ये बंधनकारक आहे.

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

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

SWORN / SOLEMNLY AFFIRMED
BY ..... deponent
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY .....
BEFORE ME THIS THE 10
DAY OF April 2023
AT NAGPUR

NOTARY
NAGPUR DIST (M.S.) INDIA

CANCELLED

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL