



महाराष्ट्र MAHARASHTRA

2022

NOTARIAL REG
ENTRY NO. 7860
DATE 10/4/2023

NAGPUR TREASURY
34AA 281689
05 APR 2023
Stamp Head Clerk / Sr. Clerk.

**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. VISHWAS S/o KISHOR KASHIKAR, (2) DR. RUPESH S/o KISHOR KASHIKAR THROUGH P.O.A. SHRI. KISHOR S/o LATE SHRI. GOVINDRAO 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. VISHWAS S/o KISHOR KASHIKAR, (2) DR. RUPESH S/o KISHOR KASHIKAR THROUGH P.O.A. SHRI. KISHOR S/o LATE SHRI. GOVINDRAO 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



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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

makashikar

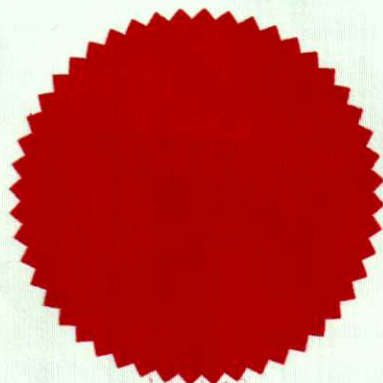
Verification

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.



makashikar
Deponent



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



NOTARY
NAGPUR, DIST. (M.S.) INDIA