



महाराष्ट्र MAHARASHTRA

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NOTARIAL Reg

ENTRY NC 56916

DATE 21/7/23

NAGPUR TREASURY

52AA 613525

16 JUN 2023

Stamp Head Clerk / Sr. Clerk



Affidavit Cum Declaration

Affidavit Cum Declaration Of M/S. Shri Sai Builders And Developers It's Authorized Partner (1) Prashant B. Akre And 2 Other's Promoter Of The Proposed Project Known As SHREENIDHI ESTATE Authorized By The Promoter Project Vide Its Their Authorization Dated 20/07/2023.

1. M/S. Shri Sai Builders And Developers It's Authorized Partner (1) Prashant B. Akre And 2 Other's Promoter Of The Proposed Project Authorized By The Promoter Of The Proposed Project Do Hereby Solemnly, Declare, Undertake And State As Under.

1) That Promoter Have A Legal Title Report To The Land On Which The Development Of The Project Is Proposed.

OR

Promoter 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 Promoter For Development Of The Real Estate Project Is Enclosed Herewith.

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- 1) That The Project Land Is Free From All Encumbrance.
 - 2) That The Time Period Which The Project Shall Be Completed By Promoter From The Date Of Registration Of Project i.e. 31/07/2026
 - 3) (A) For A New Project:
The Seventy Per Cent Of Three Amount Realized By 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 Schedule 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 Amount To Be Realized Hereinafter By Promoter For The Real Estate Project From The allottees, From Time To Time Shall Be Deposited In A Separate Account To Be Maintain In A Schedule Bank Cover The Cost Of Construction And The Land Cost And Shall Be Used Only For That Purpose.

(ii) That Entire Of The Amount To Be Realized Hereinafter By Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintain in a scheduled bank to cover the cost of construction and the land cost and shall used only for that purpose, since the estimated cost of completion of the project.
 - 4) That the amounts from the separate account shall be withdraw in accordance with rule 5
 - 5) That 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 utilized for the project and the withdrawal ahs been in compliance with the proportion to the percentage of the project.
 - 6) That the promoter shall take all the pending approvals on time, from the competent authorities.
 - 7) That the promoter shall Inform the Authority regarding all the changes that have occurred in the Information complete under sub-section (2) of section 4 of all Act and under rule 3 of these rule, within seven days of the said changes occurring.
 - 8) That the promoter have complete such other document as have been prescribed by the rules and regulations made under Act.

- 9) That the promoter shall not discriminate against any allottee as the time of allotment of any plot as the case may be.

Verification

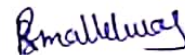
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at NAGPUR on 21 July 2023.

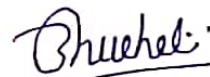
Deponent



PRASHANT B. AKRE



RAHUL B. MALLEWAR



BHUSHAN A. KUCHEWAR



SWORN SOLEMNLY AFFIRMED
BY Prashant Akre & Rahul Mallewar
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Sab
BEFORE ME THIS THE 21st
DAY OF July 23 AT NAGPUR

SAARANG M. DEO
NOTARY
NAGPUR DIST. (M.S.) INDIA

