Phone No:
Sold To/Issued To: Raghukul const Pvt.
For Whom/ID Proof: AAECR5597C

भारत INDIA
INDIA NON JUDICIAL
SHRIRAM URBAN CO OP BANK LTD NAGPUR
Plot No - 4, Shrinidhi, Shraddharanath Peth Square, Nagpur 440022
MAHARASHTRA
महाराष्ट्र
सत्यमेव जयते
भारतीय गैर न्यायिक

JUL-08-2024 15:13:36
₹ 0000100/-
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3816310 IGR-DIGNG-V-097-2024

NOTARIAL REG
ENTRY No. 12044
DATE 9/7/2024

FORM 'B'
[See rule 3(6)]
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of , Aloke Kalikrishna Chatterjee and Bela Aloke Chatterjee owners of old building named BINAPANI hereinafter termed as Deponents have authorized M/s. Raghukul Constructions Private Limited through Director Shri. Dilip Raghunath Bharade vide registered power of attorney dated 14/02/2024.

We, promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. That We have a legal title Report to the land on which the development of the project is proposed AND
A legally valid authorized 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 named "BINAPANI" is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter from the date of registration of project 15/07/2030.
4. For new project on the date of commencement of the Act, That seventy per cent of the amounts realized by us/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 we 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 has been in compliance with the proportion to the percentage of completion of the project.
7. That we the promoter shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be

S.R. MATTA NOTARY NAGPUR DIST. (M.S.) INDIA GOVT. OF INDIA

Constituted Attorney For Deponents
Aloke Kalikrishna Chatterjee and Bela Aloke Chatterjee
All Acting Through their **duly constituted Attorney Shri. Dilip Raghunath Bharade**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore.
Verified by me at on this 8th day of July .2024.

DEPONENTS
Aloke Kalikrishna Chatterjee and Bela Aloke Chatterjee
All Acting Through their duly constituted Attorney Shri. Dilip Raghunath Bharade

S.R. MATTA ★ GOVT. OF INDIA ★ NOTARY NAGPUR DIST. (M.S.) Regd. No. 6776

SWORN BEFORE ME ON THIS 9th Th
DAY OF July 20 24 AT NAGPUR BY
SHRI / SMT./ Ku. Aloke K. Chatterjee
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

Mrs. S.R. MATTA
Advocate & Notary
918-B, Clarke Town, Nagpur-10

NOTARY MRS. S. R. MATTA NAGPUR DIST. (M.S) INDIA REGD. NO. 6776 GOVT. OF INDIA

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