

२. मुद्रांक विहीन नोंदणी दिनांक	२९६७१/४ 4 FEB 2025
३. वस्तुचा प्रकार	ह. पत्र
४. वस्तु नोंदणी करणार आहेत का?	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन	अयोध्या हुंकुदा केशवन, ना
५. मुद्रांक विकस घेणाऱ्याचे नाव व राहणी	सुमित
६. हस्त लेखनाच्या लागी नाव, पत्ता व शहर	रेरा विभाग
७. वस्तुचा मूल्य	५००/-
८. मुद्रांक शुल्क	५००/-
९. परवानगीसाठी व परवाना ठिकाण/पत्ता	डॉ. एच. दोशी ना. नं. ४६७७ पोस्ट नं. ४६७००३० मोदीवाडा रायगड
ज्या कारणासाठी मुद्रांक खरेदी केला	ज्या कारणासाठी मुद्रांक खरेदी केला



1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

_____ have/ has a legal title to the land on which the development of the project is 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.

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

OR

That details of encumbrances Nil including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **31/03/2027** 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.



10/10/19

RECEIVED
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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 / 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

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.



RAJ

(SHRI KRISHNANU S/O HARISH AGRAWAL)

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 14th on this February day of 2025

RAJ

(SHRI KRISHNANU S/O HARISH AGRAWAL)

Deponent



N.R.S No

294

Solemnly affirmed before me by

Shri. Krishnanu H. Agrawal

who is personally known to me has been identified by Shri. _____

Advocate whom personally known

Date 14 FEB 2025

MRS. SHAKUNTALA K JAIN

Advocate & Notary Public

Dist. NAGPUR

Govt. of India Reg. No 45

Pages

Three

Document present by parties

Notarised as per ID Adhar Card

known if any thing found wrong parties

are responsible for the same

