भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
48AA 995036
- 8 SEP 2023

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 11222
DATE 8/9/2023

FORM – B

SMT. AISHWARYA SHASHANK LADOLE AND SHRI VIRAJ SHAHSHANK LADOLE

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Smt. Aishwarya Shashank Ladole and Shri Viraj Shahshank Ladole; having their registered office at **Add.: M-8, V.H.B. Colony, Civil Lines, Nagpur - 440001**, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

NOTARY PURUSHOTTAM N. PORKUTE NAGPUR DISTT. (M.S.) REGD.NO.1810 GOVT. OF INDIA

under rule 3 of these rules, within seven days of the said

१) दस्त नोंदणी क्रमांक	13687
४) मिळकतीचे	
५) मुद्रांक	
६) हस्ते	
७. दुरुस्ती	
८ मुद्रांक शुल्क	

0 8 SEP 2023

वी. एस. मून

जिल्हाधिकारी कार्यालय नागपूर (ग्रामीण)

या कारणासाठी जादा मुद्रांक खरेदी केला त्याचे कारण

NOTARY PURUSHOTTAM NAGPUR DIST GO

Smt. Aishwarya Shashank Ladole and Shri Viraj Shahshank Ladole, are authorized to execute the present affidavit cum declaration vide authorization dated 1st September 2023.

The entire project is known as **"LADOLE LAYOUT"**. The said project is of single building for a proposed 54 habitable plots, having a total of 17 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 31-12-2027 issued by Adv. Ashwin Patil.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2027 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said 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.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")

6. 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 has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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.


NOTARY
PUBLIC

9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act

10. That the promoter shall not discriminate against any allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

Smt. Aishwarya Shashank Ladole

Shri Viraj Shahshank Ladole

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 1st September 2023

Deponent

Smt. Aishwarya Shashank Ladole

Shri Viraj Shahshank Ladole

SWORN Solemnly affirmed by Above deponent who is ~~Personally~~ Known to me ~~identified by~~ before me on this the 8th day of Sept at Nagpur 2023

8/9/2023

PURUSHOTTAM N. PORKUTE NOTARY GOVT. OF INDIA NAGPUR (M. S.)

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL