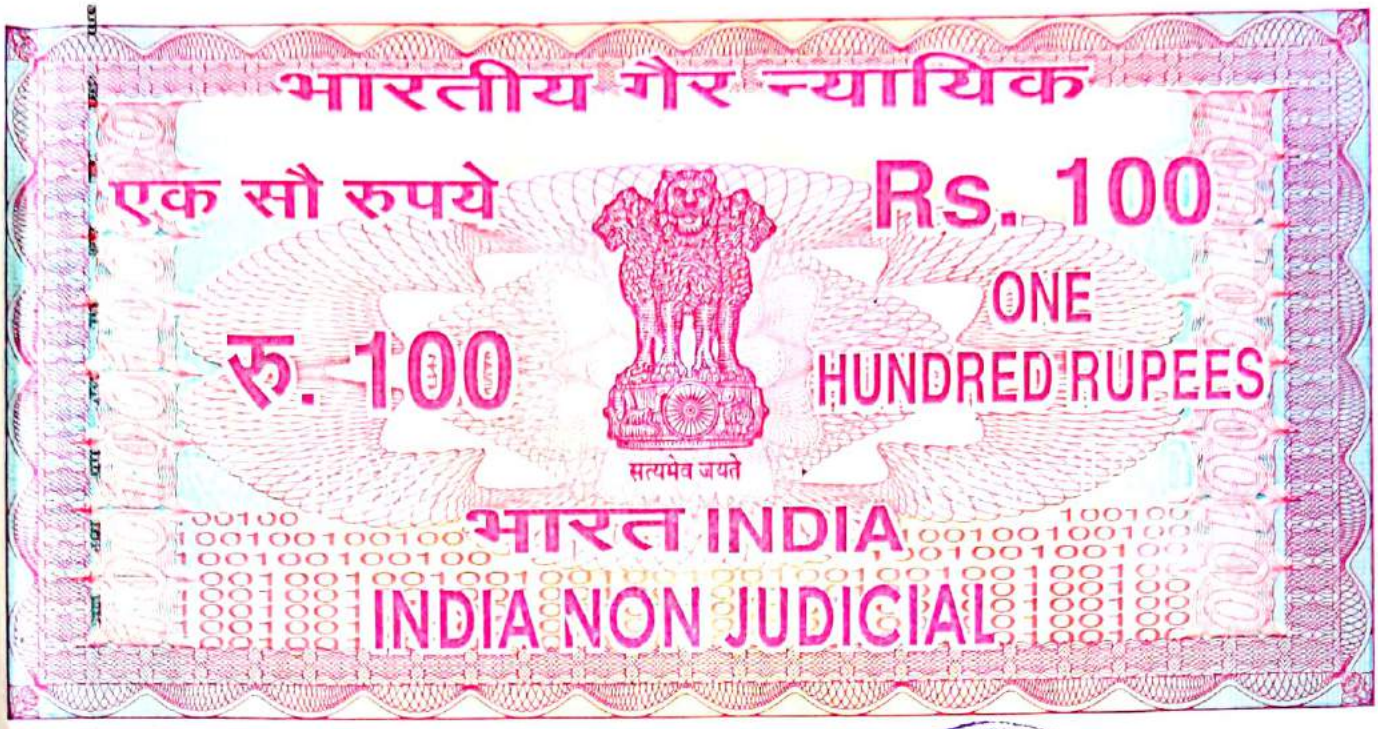


महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ YY 353060

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे :-तहसील कार्यालय, हिंगणघाट

प्रतिज्ञापत्राचे प्रयोजन :-.....

मुद्रांक शुल्क-दर रु. 539 :-.....

मुद्रांक क्रमांक 2651631202 दि.....

मुद्रांक विक्रेता-यांची सही :-.....

सदर-आधारक मुद्रांक विक्रेत्याची सही :-.....

सदर बाबत रुपये मुद्रांक शुल्क पेटी/ई ने ठिकाण:-4/83-84; 4504002 दुय्यम निबंधक कार्यालय, तहसील परिसर, हिंगणघाट

NOTARIAL FEE
ENTRY NO. 5539
DATE 26/01/2022

SUB-TREASURY
HINGANGHAT
26 JAN 2022
STO HINGANGHAT

3496
6/1/22

म.बी.रघाटाटे
नोटरी.हिंगणघाट
R.No. 4/83-84
4504002

FROM 'B'

[See rule 3(6)]

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 Shri Sanjay Tejmal Ostwal Promoter of the proposed project / Duly authorized by the promoter of the proposed project vide its/his/their authorized dated

I Shri Sanjay Tejmal Ostwal promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

NOTARY PRATIBHA L. BRAHMBHOT GOVT. OF MAHARASHTRA

Scanned with CamScanner

1. That I Promoter have a lagel title Report to the land on which the development of the project is proposed

   OR

   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.

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

   OR

   That details of encumbrances free from including dues and litigation, details of any rights, title. Interest or name of any party in or ever such land, along with details.

3. That the time period within the project shall be completed by me/promoter from the date of registration of project : 30/04/2025

4. (a) For new projects :

   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 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 us/promter for the real estate project from the allottees from time to time shall be deposied in a separate amount 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) The entire of the amounts to be realized hereinafter by us/promoter for the real estate project from the allottees from time to time shall be deposied 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 amounts from separate account shall 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 singed 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 compliances with the proportion to the percentage of completion of the project.

Scanned with CamScanner

7. That I/the promoter shall take all the pending approval 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 regulation 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 case may be.

Deponents

Discription Of Property

Residential Layout in Survey NO. 19/1/A/2, Mauja –Junona , Tah- Hinganghat , Dist - Wardha

Verification

The content of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Hinganghat on this day of Mar , 2022

Shri Sanjay Tejmal Ostwal

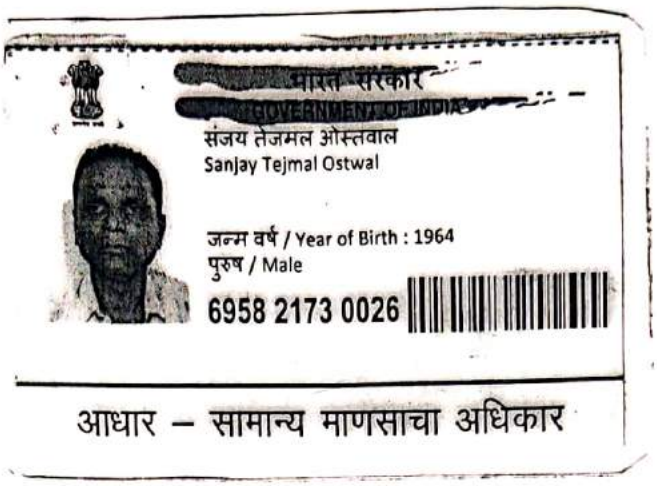
NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

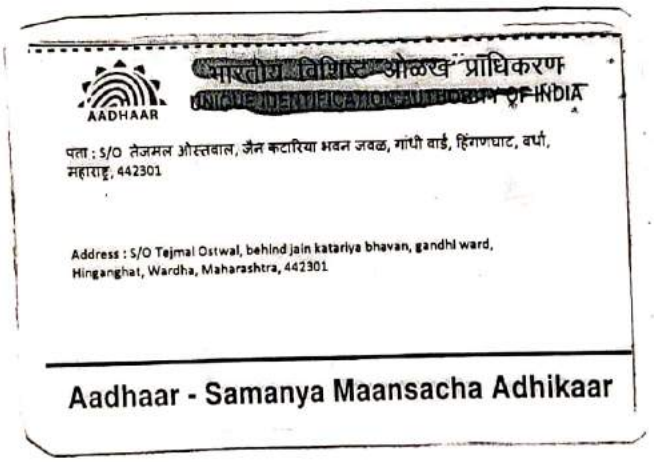
NOTARY SMT. PRATIBHA L. BHANKHEDE Tah. Samudrapur, Distt. Wardha (M.S.) India Regn. No. 1170 GOVT. OF MAHARASHTRA

25/03/2022

BEFORE ME

Scanned with CamScanner





Scanned with CamScanner