

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐

PV 865741

01 AUG 2016

Stamp Paper Clerk / St. Clerk

BEFORE THE EXECUTIVE MAGISTRATE, NAGPUR.

:- A F F I D A V I T -:

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 M/S MAHALAXMI INFRATECH SONARI -1 (KH NO. 218, MOUZA- JAMTHA) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24-07-2017;

I, MR. RAHUL J. BONDRE promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

I have/has a legal title Report to the land on which the development of the proposed project is to be carried out

दस्ताचा प्रकार
(Nature of document) Bond

दस्त नोंदणी करणार आहेत का ?
(Whether it is to be registered ?) होय/नाही
Yes / No)

दस्तऐवजाचे थोडक्यात वर्णन
(Property Description in brief)

ज्या व्यक्तीच्या नावे दस्त करून द्यायचा आहे
(Developer's Name & Signature)

इतर कोणत्याही व्यक्तीचे नाव, पत्ता व सही
(If any other person then Name, Address & Signature)

इतर पक्षकाराचे नाव
(Name of the other party)

15 AUG 2016

दिनांक
(Serial No.) 26009 Smt. J. M. Kamble

Stamp Vendor
Khamla Chowk, Nagpur
L. No. 11 / 1998
Code No. 4601046

MAHALAXMI INFRATECH
NAGPUR

EXECUTIVE M...
NAGP...

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 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.

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.


EXECUTIVE

7. That I /the 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 Act.

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.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. **If the above information found falseor incorrect I shall be punishable of U/s. 199 & 200 of I.P.C.**

Verified by me at **Nagpur.** on this **25th** day of **JULY 2017.**

Deponent

MAGISTRATE

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Affidavit No : 1750540321268400329488

Applicant Name : **Rahul Jagdish Bondre**

Tehsil Name : **Nagpur (urban)**



Date : **26/07/2017**

Signed and Sworn before by **Shri Rahul Jagdish Bondre** who is personally known to me or who has been identified by Shri / Smt / Kumari **Madhuri Pandurang Dhapodkar** whose signature is hereby appended.

Signature Of Identifier
Madhuri Pandurang Dhapodkar

EXECUTIVE MAGISTRATE * NAGPUR(U) *

Executive Magistrate
Nagpur (urban)
Date : **26/07/2017**