

RAKESH BABULAL PATNI

G1BHARUKA ANNEX DAJI DESHMUKH MARG DHANTOLI NAGPUR 440012 MOBILE NO 9823094675

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rakesh Babulal Patni, is duly authorized by the promoters of the proposed project, vide their authorization dated 30th July 2017;

I, Rakeh Babulal Patni, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoters have a legal title to the land on which the development of the project is carried out

AND

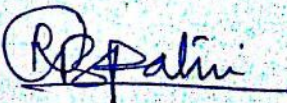
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is 5 years from the date of sanctioning of the project (i.e. 05nd March 2022).
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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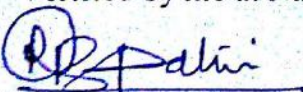
7. That the promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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.
8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on 31st day of July 2017.


Deponent

Encl:-

1. Title deeds