भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

NAGPUR TREASURY
SC 697510
01 JAN 2018
Stamp Head Clerk / Sr. Clerk

SEAL OF NOTARY ★ GOVT. OF INDIA ★
Adv. DHARMA NAGPUR DISTT. (M.S.) REG. No. 6568

NOTARIAL REG
ENTRY No. 21458
DATE 22/5/18

FROM 'B'

[See Rule 3(6)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit cum Declaration of **M/S. DELTA DEVELOPERS**, a Partnership Firm having its office at Plot No. 54-B Shankar Nagar Nagpur 440010 acting through its Partners **i) SHRI JIVAN S/O GULABRAO GHIME** aged about 44 yrs, Occupation Business, R/o 28, Kannamwar Nagar Wardha Road, Nagpur 440005 (PAN NO. ACBPG0641E) (Mo. No.9822565879) & ii) **SHRI NARENDRA BABURAO SATPUTE,** aged about 43 years, Occupation Businesss, R/o Opposite Sangh Building, Mahal, Nagpur 440002, (PAN NO. AQUPS9878E), promoter of the proposed project / duly authorized by the promoter of the proposed project.

...2.

प्रतिज्ञा पत्र व इतर

१) प्रतिज्ञापत्र कोणाकडे सादर करावयाचे..... 2

२) कारण.....

३) प्रतिज्ञापत्र विकत घेणाऱ्याचे नांव..... वेल्टा केमिकल्स

पत्ता .. .. नागपूर

४) मूद्रांक विक्री बाबतची नोंद वही अनुक्रमांक..... ६६५२

दिनांक..... 8/9/२०१८

५) मूद्रांक विकत घेणाऱ्याची सही/दिनांक.....

६) मूद्रांक विक्रेत्याची सही

सौ. सविता एन. चांदूरकर
स्टॅम्प व्हेन्डर
ला. नं. २०/१९९२
कोड नं. ४६०१०३१
(जि. मि. ठा. ५, नागपूर शहर)

म. अमरीश

I, **SHRI NARENDRA BABURAO SATPUTE** 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

   Promoter have/ has 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 fore development of the real estate project is enclosed herewith.

2) That, the project land is free from all encumbrances.
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 project.
   That 70% (seventy percent) of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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, 70% (seventy percent) of the amounts to be realized hereinafter by me/promoter for the real estate from the allottees, from time to time, shall be deposited in 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 released 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 fro the separate accounts shall be withdrawn in accordance with Rule 5.
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 verified during the audit that the amounts collected for a particular


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NAGPUR

project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7) That, i/the promoter shall take all the pending approvals on tiem, 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 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.

Verified by me at 22th May, 2018.

I know the deponent

SACHIN WALEKAR ADVOCATE

Advocate

Sachin walekar

MAH/163/1997

Deponent

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Sworn before me on this Day of May 2018 At Nagpur by Shri / Smt./ Ku. Bhau dyanand R/ Nagpur who has been identified by Shri / Smt. Sachin walekar Advocate, Nagpur

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

SEAL OF NOTARY Mrs. KANCHAL KHURANA Nagpur (M.S.) REG. No. 6386 GOVT. OF INDIA

NOTARY MRS. CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regn. No. 6386 GOVT. OF INDIA

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