



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY  
AF 956010

03 MAY 2018

Stamp Head Clerk / Sr. Clerk



**BEFORE THE EXECUTIVE MAGISTRATE NAGPUR**

**FROM 'B'**

**(Affidavit cum Declaration)**

- Deponents :- 1) Sunil Duddalwar S/o. Ramakrishna Duddalwar., Aged About 54 yrs, Occupation - Business, Resident of 98, Shivaji nagar, Nagpur, Tahsil and District - NAGPUR.
- 2) Sonal Duddalwar W/o. Sunil Duddalwar ., Aged about 48 yrs, Occupation - Business, Resident of 98, Shivaji nagar, Nagpur, Tahsil and District - NAGPUR.
- 3) Kunal Duddalwar S/o. Sunil Duddalwar ., Aged about 25 yrs, Occupation - Business, Resident of 98, Shivaji nagar, Nagpur, Tahsil and District - NAGPUR

All the three persons named at serial no. 1 to 3 above in their personal capacity as Land Owners as well as constituent members of the Promoter Himalaya InfraProjects Sunshine Unit II, Nagpur.



|                                                       |                        |
|-------------------------------------------------------|------------------------|
| १. दस्तऐवज प्रकार/अनुच्छेद क्रमांक                    |                        |
| २. दस्तऐवज तैयारी करणारा अधिकृत काय ?                 | व/स अ                  |
| ३. तैयारी करणारा असल्याचा दुय्यम विभाग काय नावाचा नाव | दुय्यक विभाग, क        |
| ४. मिळकतीचे वर्णन                                     |                        |
| ५. मांडणीचे प्रकार                                    |                        |
| ६. मुद्रांक विकत घेणाऱ्याचे नाव                       | श्री. वि. रा. कुलकर्णी |
| ७. दुसऱ्या पक्षकाराचे नाव                             | श्री. वि. रा. कुलकर्णी |
| ८. दस्तऐवज असल्यास त्याचे नाव                         | पत्रिका                |
| ९. मुद्रांक शुल्क रक्कम                               | ५६२३                   |
| १०. मुद्रांक विक्री नोट वरील अनु क्रमांक              | ५६२३                   |
| ११. मुद्रांक विकत घेणाऱ्याची संपत्ती                  | २७ MAY 2018            |

यशवंत एस. घटवाल  
 मुद्रांक विक्री, ला. क्र. ३०, ८६, काडक ४६०४८६,  
 जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर



We the above named Deponents do hereby take oath and state, undertake and declare on solemn affirmation as under:

- I. That we have a legal Title Report to the land on which the development of Plot No. 67 situated in the Himalaya Sunshine Layout into Residential Complex being named and styled as Himalaya Sunshine Apartments II is proposed. We enclosed the authenticated copy of title certificate of Advocate K.K. Gaharwar & Co. Dated 25/03/2018.
- II. We state that currently there are no encumbrances on the Land on which the Himalaya Sunshine Apartments II is proposed to be developed and there are no dues and litigation in respect of the above said project land. However the Promoter has applied for Construction Finance from HDFC Nagpur Branch and in the event of the said finance being granted and availed then said plot no. 67 will be mortgaged and an encumbrance on the same will be created.
- III. We further declare and undertake that that seventy per cent of the amounts to be realized hereinafter by promoter for the development of Himalaya Sunshine Apartments II to be constructed on Plot No. 67 of the Himalaya Sunshine Layout from the allottee, 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 development of common infrastructure cost and shall be used only for that purpose.
- IV. We further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
- V. We state and declare that 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.
- VI. We state that the time period within which the development of the Himalaya Sunshine Layout project including development of common infrastructure shall be completed by the promoter by 31<sup>st</sup> December 2022. However said Residential Apartment building being named as Himalaya Sunshine Apartments II consisting of 128 Apartments and which is proposed to be constructed on Plot No. 67 of the Himalaya Sunshine Layout shall be completed on or before 31<sup>st</sup> December 2020.



- VII. We state and declare that the promoter shall take all the pending or proposed approvals on time and due course, from the competent authorities.
- VIII. We state that the Residential Apartments Building viz., Himalaya Sunshine Apartments II proposed to be constructed on Plot No. 67 of the Himalaya Sunshine Layout consist of construction of 128 Units/ Apartments and one Community Hall on the 9<sup>TH</sup> Floor and the Estimated Cost has been calculated by considering the cost of Plot No. 67 and also proportionate cost for external development attributable to these 128 units and the construction cost of Units presently sanctioned by NIT. The deponents will update or revise the Estimated cost as and when the building maps of balance units are sanctioned by NIT.
- IX. We state and declare 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.
- X. We state and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- XI. We state and declare that the promoter shall not discriminate against any allottee at the time of allotment of any unit, apartment, plot or building, as the case may be, on any grounds.

**Deponent**

1. Sunil R. Duddalwar

2. Sonal S. Duddalwar

3. Kunal S. Duddalwar



### Verification

The contents of paragraph I to XI above are true and correct to the best of our belief and trust and nothing material has been concealed by us there from.

Verified by us at Nagpur on this 05<sup>th</sup> day of May 2018.

#### Deponent

1. Sunil R. Duddalwar

2. Sonal S. Duddalwar

3. Kunal S. Duddalwar



Be Sworn Solemnly Affirmed  
by as above

Who is personally known to  
me/ identified by —  
before me on this 12<sup>th</sup> day  
of May 18 at Nagpur

*Archana D. Jaiswal*  
12/05/18

ARCHANA D. JAISWAL  
NOTARY  
(Regn. No. 4753)  
GOVERNMENT OF INDIA  
NAGPUR (M.S.)

