भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑

NAGPUR TREASURY
RH 951368
27 JUN 2017
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 12049
DATE 31/07/2017

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 Mr./Ms. SURENDRA CHADDHA & 3 OTHERS SONRI - II (KH.204, MOUZA - JAMTHA) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31-07-2017;

I, MR. SURENDRA M. CHADDHA 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 Repor t 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

NOTARY ★ GOVT. OF INDIA ★ BRAJESH N. PRASAD

दस्ताचा प्रकार
(Nature of document) Bond

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

मिळकतीचे थोडक्यात वर्णन
(Property Description in brief)

मुद्रांक विकत घेणाऱ्याचे नाव व सही
(Stamp Purchaser's Name & Signature) Surendra Chadekar

इतर असल्यास त्यांचे नाव, पत्ता व सही
(If through other person then Name Address & Signature) Swapnil

दुसऱ्या पक्षकाराचे नाव
(Name of the other party)

मुद्रांक शुल्क रक्कम
(Stamp Duty Amount) 900

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक
(Serial No. / Date) 21338 - 4 JUL 2012

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

Shri. S. R. Kamble
Stamp Vendor
Khamla Chowk, Nagpur
L. No. 11 / 1996
Code NO. 4601046

NOTARY NAGPUR

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.

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 therefrom.

Verified by me at Nagpur on this 31st day of JULY-17

Deponent



SWORN/SOLEMNLY AFFIRMED
BY ..... S. Chaddha .....
.....
.....
31.....

NOTARY
NAGPUR DIST. (M.S.) INDIA

NOTARY BRAJESH N. PRASAD Nagpur Dist. (M.S.) INDIA Regn. No. 7266 GOVT. OF INDIA

CANCELLED NOTARIAL NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL