महाराष्ट्र MAHARASHTRA © 2018 ©

NOTARIAL REG.
ENTRY NO. 8699
DATE 26/11/18

NOTARY
YOGENDRA SAMBHULKAR
Nagpur Dist.
(M.S.) INDIA
Regn. No.
8196
GOVT. OF INDIA

NAGPUR TREASURY
TN 771122
28 SEP 2018
Stamp Head Clerk / Sr. Clerk

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Shri. Kishor Gopichand Rai Managing Director of Rai Udyog Ltd., Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated. 24/11/2018.

I, Shri. Kishor Gopichand Rai Managing Director of Rai Udyog Ltd., 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 to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by 31/03/2020 and we undertake to complete the project within time frame.

4. That 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn after it is certified by an engineers, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That/promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I/promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/promoter shall not discriminate against any allotee at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

Shri. Kishor G. Rai [M.D]

For Rai Udyog Ltd.,

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 Nagpur on this 24TH Day of November 2018.

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

Shri. Kishor G. Rai [M.D]

For Rai Udyog Ltd.,

Deponent

CANCELLED CANCELLED NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SWORN BEFORE ME ON THIS 24 TH DAY OF NOV. 20 18 AT NAGPUR BY SHRI./SMT./KU. [illegible] R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI./SMT. [illegible] ADVOCATE, NAGPUR

NOTARY GOVT. OF INDIA NAGPUR DIST. (M.S.) INDIA