



महाराष्ट्र MAHARASHTRA

2019

NAGPUR
VE 145948
16 APR 2019



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Shishir s/o Shankarrao Diote, aged about 55 years, Occ : Business, r/o 153/B Shivaji Nagar, Nagpur, Partner of Rachana Developers., having its office on 4th Floor, LOTUS, WHC Road, Dharampeth, Nagpur, the PROMOTERS of the proposed project **RACHANA ASHWINI**.

I Shishir Shankarrao Diote, authorised Partner of M/s. Rachana Developers., Promoters of project **RACHANA ASHWINI** do hereby solemnly declare, undertake and state as under :

1. That, the Promoter Firm has legal Title Report to the portion of Land on which the development of the Project is being undertaken and legally valid authentication of title of such land along with copy of the Sale Deed in favour of the Company is enclosed herewith.
2. That, the project land is free from all encumbrances.
3. That, Project **RACHANA ASHWINI**, shall be completed in all respects by **30.04.2021**.



24 APR 2019

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होग/नहीं	
१) मुद्रांक शुल्क रक्कम	
२) मुद्रांक दिक्केता, ला.क्र. १०/१९९२, कोड क्र. ४६०१०४४	
३) जिलाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)	
४) ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	

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4. That, 70% of the amounts to be realised by the Company for the said project from the Purchaser/s hereinafter time to time, shall be deposited in a separate account to be maintained in a scheduled Bank to cover the cost of construction and shall be used only for that purpose.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.
6. That Promoter Company 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 Account 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 the Promoter Company shall take all pending approvals on time from the concerned competent authorities.
8. That the Promoter Company 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 the Promoter Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter Company shall not discriminate against any Purchaser at the time of allotment of any apartment.

For Rachana Developers.,

**Shishir Shankarrao Diote (Partner)
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 on this 29th day of April 2019 at Nagpur

The Signature of Shri / Smt. Shishir Shankarrao Diote
Partner

who / is / are known to me / identified by Self

and who sign on this day the 29th day of April at Nagpur is / are attested.

**NOTARY
Maharashtra State
Nagpur (INDIA)**

For Rachana Developers.,

**Shishir Shankarrao Diote (Partner)
DEPONENT**

