भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

52AA 932002

04 JUL 2023

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 17961
DATE 5/7/2023

FORM – B

KUKADE LAYOUT (LIG) COOP. HOUSNG SOCIETY LTD.
THROUGH- SECTRETARY Shri. NITIN PRAMODRAO HANDE

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

NOTARY GOVT OF INDIA CHHAYA R. MAHISKAR Dist. Nagpur M. S. INDIA Regn. No. 8013 My Term Expires on 07/08/2025

AFFIDAVIT CUM DECLARATION

I, **Shri NITIN PRAMODRAO HANDE**, Secretary. of **KUKADE LAYOUT (LIG) COOP. HOUSNG SOCIETY LTD.**
having their registered office at 20, Swaraj Apartment Kukade Layout, Nagpur 440027, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

, **Shri NITIN PRAMODRAO HANDE**, Secretary. of **KUKADE LAYOUT (LIG) COOP. HOUSNG SOCIETY LTD.**, are authorized to execute the present affidavit cum declaration vide authorization dated 8th October, 2022.

The entire project is known as **"SWARAJ SAHANIWAS"**. The said project is of single building for a proposed 6 habitable floors over the covered parking, having a total of 46 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 18/03/2019 issued by Adv. Kishor Gautam.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 30 march 2024 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said 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 amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")

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 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.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. 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.

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

10. That the promoter shall not discriminate against any allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

KUKADE LAYOUT (LIG)
COOP. HOUSNG SOCIETY LTD.

(Shri NITIN PRAMODRAO HANDE, Secretary)

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 5th jULLY2023

Deponent

Shri NITIN PRAMODRAO HANDE, Secretary. of

From, before me on this 5th day of July 2023 at Nagpur by Shri/Smt/Kum. N. P. Hande C/o Nagpur who has been identify by Shri/Smt. Self Advocate, Nagpur.

NOTARY
Govt. of India
(M.S.) INDIA

Chhaya Rajaram Mahiskar
(Advocate & Notary)
Plot No. 46, Shyam Nagar,
Bhagwan Nagar Road, Infront of
Bank of Maharashtra, Nagpur-440027.

NOTARY CHHAYA R. MAHISKAR Dist. Nagpur (M.S.) INDIA Regn. No. 8012 My Term Expires on 07/06/2025 GOVT. OF INDIA

NOTARY CHHAYA R. MAHISKAR Dist. Nagpur (M.S.) India Regn. No. 8012 GOVT. OF INDIA

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