



महाराष्ट्र MAHARASHTRA

2024

03AB 027018

NOTARIAL REG.

ENTRY NO. 6590

DATE 20/6/24



07 JUN 2024

[See rule 3(6)]

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 Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar); Promoter of the proposed project "Rajatbhoomi 4" having MahaRERA Registration Number P50500022256 situated at Kh No 85/1 and 85/2 admeasuring 0.81Hr each (total admeasuring 1.62 Hr) Jama Rs. 1.13 and 1.12 respectively, Mouza- Dongargaon, Class I Rights Ph No 73, with all other easementary rights in Tahsil – Nagpur (Rural) and District- Nagpur duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 15/07/2018.

१) मुद्रांक विक्री नोंदी वही अनुक्रमांक	८८५५ / दिनांक	18 JUN 2024
२) दस्तांचा प्रकार		
३) दस्त नोंदणी करणार आहेत का ?	होय/नाही	
४) मिळकतीचे थोडक्यात वर्णन		
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	विक्रमी देहापूर	
६) हस्ते असल्यास त्यांचे नाव पत्ता व सही		
७) दुसऱ्या पक्षकाराचे नाव		
८) मुद्रांक शुल्क रक्कम		
संजय हरडे	मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४	
	जिल्हाधिकारी परिसर, तः कार्यालय, नागपूर (शहर)	
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.		



I, **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar)**, 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 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 said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 30th June 2024.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / 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 utilised 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



DEPONENTS

TIRUPATI DEVELOPERS

(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this 20th day of June 2024.



[Signature]

DEPONENTS

TIRUPATI DEVELOPERS

(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)



SWORN BEFORE ME ON THIS 20th
DAY OF June 2024 AT NAGPUR BY
SHR/SMT./KU. Rahul Upganlawar
R/O.....WHO HAS BEEN IDENTIFIED
BY SHR/SMT. self
ADVOCATE, NAGPUR.

[Signature]
411
NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA

