भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँचसौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ Z 832967

NOTARIEL REG.
ENTRY NO. 37858
DATE 06/10/17

18 MAR 2017

Signature Head Clerk / Sr. Clerk

BEFORE THE EXECUTIVE JUDICIAL MAGISTRATE / NOTARY PUBLIC NAGPUR

FROM 'B'

(Affidavit cum Declaration)

Deponents :-1) SHRI. Sunil Duddalwar S/o. Ramakrishna Duddalwar aged About 54 yrs, Occupation – Business , Resident of 98 Shivajinagar, Nagpur, Tahsil and District - NAGPUR.

2) SMT. Sonal Duddalwar W/o. Sunil Duddalwar , aged about 48 yrs, Occupation - Business, Resident of 98 Shivajinagar Nagpur, Tahsil and District - NAGPUR.

3) SHRI. Kunal Duddalwar S/o. Sunil Duddalwar , aged about 25 yrs, Occupation - Business, Resident of 98 Shivajinagar Nagpur, Tahsil and District – NAGPUR

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ Govt. No. 4753 NAGPUR(M.S.) ★ GOVERNMENT OF INDIA ★

All the three persons named at serial no. 1 to 3 above in their personal capacity as Land Owners as well as constituent members of the Promoter Himalaya Infra Projects Sunshine Nagpur.

We the above named Deponents do hereby take oath and state, undertake and declare on solemn affirmation as under :

I. That we have a legal Title Report to the land on which the development of the Phase I of the Himalaya Sunshine Layout is proposed. We enclosed the authenticated copy of title certificate of Advocate K.K. Gaharwar & Co. Dated 27/09/2017.

II. We state that there are no encumbrances on the Land on which the Phase I of the Himalaya Sunshine Layout is being developed and there are no dues and litigation in respect of the above said project land.

III. We further declare and undertake that that seventy per cent of the amounts to be realized hereinafter by promoter for the Phase I of the Himalaya Sunshine Layout from the allottee, 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 development of common infrastructure cost and shall be used only for that purpose.

IV. We further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

V. We state and declare that 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.

VI. We state that the time period within which the development of the Himalaya Sunshine Layout project including development of common infrastructure shall be completed by the promoter by 31st December 2022. However the individual units consisting Row Houses or Twin Bunglows to be constructed in the Phase I of the Himalaya Sunshine Layout shall be completed within 2 Years from the date of execution of Agreement with allottee.

VII. We state and declare that the promoter shall take all the pending or proposed approvals on time and due course, from the competent authorities.

VIII. We state that the Phase I Project of the Himalaya Sunshine Layout consist of construction of 64 Units on 64 Plots and the Estimated Cost has been calculated by considering the total Plots, out of the 64 plots, released by the NIT for sale and also proportionate cost for external development is respects of these plots and the construction cost of Units sanctioned by NIT. The deponents will update or revise the Estimated cost as and when the remaining plots are released and building maps of balance units are sanctioned by NIT.

IX. We state and declare 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.

X. We state and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

XI. We state and declare that the promoter shall not discriminate against any allotee at the time of allotment of any unit, apartment, plot or building, as the case may be, on any grounds.

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ Regn. No. 4753 ★ NAGPUR(M.S.) ★ GOVERNMENT OF INDIA ★

Deponent

1. Sunil R. Duddalwar
2. Mrs. Sonal Duddalwar
3. Kunal S. Duddalwar

Verification

The contents of paragraph I to XI above are true and correct to the best of our belief and trust and nothing material has been concealed by us there from.

Verified by us at Nagpur on this 05th day of October 2017.

CANCELLED

Be Sworn Solemnly Affirmed by as above

Who is personally known to me/ Identified by _____ before me on this 06th day of Oct17 at Nagpur.

06/10/17

ARCHANA D. JAISWAL
NOTARY
(Regn. No. 4753)
GOVERNMENT OF INDIA
NAGPUR(M.S.)

Deponent

1. Sunil R. Duddalwar
2. Mrs. Sonal Duddalwar
3. Kunal S. Duddalwar