

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

NAGPUR TREASU
VH 078693
05 JUL 2019
Head Clerk / Sr. C

NOTARIEL REG
ENTRY NO. 27982
DATE 26/07/19

SEAL OF NO
ARCHANA D. JAISWAL
Regn. No. 4753
My Term Expires On 17 Oct 2022
NAGPUR (MS)
GOVERNMENT OF INDIA

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. MAHARANA'S Builders, Developers & Engineers promoter of the proposed project / duly authorized by the proposed project, vide its/his/their authorization dated 20.07.2019.

I, Vilas Sahebrao Deshmukh, authorised Partner of M/s. MAHARANA'S Builders, Developers & Engineers of the proposed project do hereby solemnly declare, undertake and state as under:

1) That Promoter M/s. MAHARANA'S Builders, Developers & Engineers have/has a legal title to the land on which the development of the proposed project is to be carried out.

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.

फक्त प्रतिज्ञापत्राच्या ... छेद ...	
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	सही
प्रतिज्ञापत्रासाठीचे कारण	
मुद्रांक विकत घेणाऱ्याचे नाव रहिवाशी पत्ता	फेरफार मध्यस्थासह
मुद्रांक विकत घेतल्याची नोंद वही अनु. क्रमांक 9E6E /दिनांक	100 - 23161 /2019
मुद्रांक विकत घेणाऱ्याची सही /दिनांक	
जी.बी.भोयर	मुद्रांक विक्रेता, ला. क्र. ११/११८६, कोड क्र. ४६०१०१ जिल्हाधिकारी परिसर, त. ...

POSTED BY

DEPUTY COLLECTOR

SEAL OF

2) That the complete area under said land for " Yamuna Apartments" is having encumbrances of Tirupati Urban Co-operative Bank Ltd. Nagpur under Project Term Loan and is presently mortgaged by executing Deed of Equitable Mortgage dated 06.03.2018.

3) That the time period within which the project shall be completed by promoter is 48 months from the date of Commencement

4) That seventy per cent of the amounts realized by 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5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to percentage of completion of the project.

6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

10) That 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.

Deponent

VERIFICATION

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

Verified by me at Nagpur on this 23rd day of July, 2019.

Deponent