

महाराष्ट्र MAHARASHTRA © 2019 ©

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr Rajeev Chunnilal Agrawal** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/07/2020;

I, **Mr Rajeev Chunnilal Agrawal** 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 have 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 the time period within which the project shall be completed by me/Promoter is 30TH JUNE 2025

4. That, seventy per cent of the amounts realized 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

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	प्रति
२) दस्त नोंदणी करणार आहेत काय ?	होय/ना
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम नि	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विक्रत घेणाऱ्याचे	दिपेश गंगवाणी
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्यांचे	
९) मुद्रांक शुल्क रक्कम	१००२
१०) मुद्रांक विक्री	२५६८६ दिनांक २९/५/२०२०
११) मुद्रांक विक्रेता	

वि. एन. क्षीरसागर	मुद्रांक विक्रेता ला. क्र.१०/१९९६ कोड क्र. ४६०१००३ जिल्हाधिकारी परीसर तह. कार्यालय नागपूर.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 20 day of July 2020

Deponent

FORM – 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Sr. No			Particular	Amount (In Rs.) Estimated	Amount (In Rs.) Incurred
1	i		**Land Cost:**		
		a.	Acquisition Cost of Land or Development Rights, leasePremium, lease rent, interest cost incurred or payable onLand Cost and legal cost	0	1,19,00,000
		b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any otherincentive under DCR from Local Authority or StateGovernment or any Statutory Authority	As per the Rates of NMRDA	0
		c.	Acquisition cost of TDR (if any)	As per the Rates of NMRDA	0
		d.	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfer charges, registration fees etc; and	As per the Rates of NMRDA	6,66,700
		e	Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities	As per the Rates of NMRDA	0
		f.	Under Rehabilitation scheme:		
		i)	Estimated construction cost of rehab buildingincluding site development and infrastructure for the sameas certified by Engineer.	0	0
		ii)	Actual Cost of construction of rehab building incurredas per the books of accounts as verified by the CA	0	0

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SANJAY S. AGRAWAL & CO. NAGPUR

			Note : (For total cost of construction incurred , Minimum of (i) and (ii) is to be considered		
		iii)	Cost towards clearance of all or anyencumbrancesincluding cost for providing temporary transit accommodationor rent in lieu of Transit Accommodation, overhead cost,	0	0
		iv)	Cost of ASR linked premium, fees, charges andsecurity deposits or maintenance deposit, or any amountwhatsoever payable to any authorities towards and in project of rehabilitation.	0	0
			Sub – Total of LAND COST	0	1,25,66,700
	ii)		**Development Cost/ Cost of Construction :**		
		a)	(i) Estimated Cost of Construction as certified by Engineer	0	
			ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA **Note : (for adding to total cost of construction incurred , minimum of (i) or (ii) is to be considered.)**	0	0
			iii) a] On site expenditure for development of entire project excluding cost of construction as per (ii) above i.e salaries , consultants fees , site overheads , cost of services (including water , electricity , sewerage) , cost of machineries and equipment including its hire and maintenance costs , consumable etc. All costs are directly incurred to complete the construction of the building / wings of the project registered.	0	0
			iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	0	0
			iii) c] Principal sum and interest payable to financial institutions , scheduled banks , non – banking financial institution (NBFC)or money lenders on construction funding or money borrowed for construction .	0	0
			Sub – Total of Development Cost	**0**	0
			TOTAL COST	**0**	1,25,66,700

SANJAY S. AGRAWAL & CO. NAGPUR Chartered Accountants

This certificate is being issued for RERA compliance for **Suresh Agrawal and Rajeev Agrawal** is based on the records and documents produced before me and explanations provided to me.

Yours Faithfully

FOR SANJAY S AGRAWAL & CO
(CHARTERED ACCOUNTANTS)

CA DIPESH GANGWANI
(PARTNER)
Meb No: 180040
FRN: 116200W
UDIN: 20180040AAAABI7526