



महाराष्ट्र MAHARASHTRA

2020

XB 502035

23 OCT 2020

NOTARIAL REG.

ENTRY NO. 399

DATE 28/10/2020

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE Head Clerk / Sr. Clerk

SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of PRASHANT SARODE AND VIJAY DARGAN (KH.No. 17/1/B MOUZA- Beltarodi) promoter of the proposed project I duly authorized by the promoter of the proposed project, vide its/his/their authorization dated-28/10/2020

I, MR.PRASHANT SARODE AND VIJAY DARGAN promoter of the proposed project I duly authorized by the promoter (Land Owner) of the proposed project do hereby solemnly declare, undertake and state as under:

That I/ promoter (Land Owner) have /has a legal title Report to the land on which the development of the project proposed



७/

प्रकांत सलोडे

100/- मो. लेखा क्र.

13/70 दिनांक 28/10/2000

मुद्रांक विक्रेता, ता. क. २२/९५, कोड क्र. ४६०१०२३
जिल्हाधिकारी कार्यालय, त. कार्यालय, नागपूर (महाराष्ट्र)

भुवनेश्वर दा. बोकाडे

237 1457



I have/has a legal title Report of 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.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances NIL including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/ promoter from the date of registration of project;
4. (a) For new projects;

That seventy percent 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy percent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/ promoter for the real estate project from the allottees, from time to time, Shall be deposited in a separate account 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.

That the amounts from the separate account shall be withdrawn in accordance with Rule



6. That I/ 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 I/ the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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 I/ the promoter have I has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ the promoter shall not discriminate against any allotter at the time of allotment of any apartment, plot or building, as the case may be.

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 _____ on this _____ day of _____

[Signature]

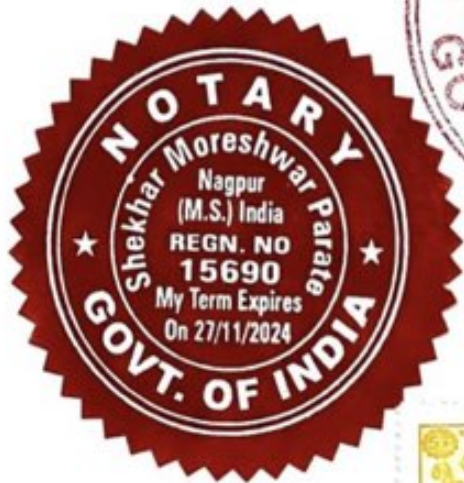
Deponent



[Signature]

Deponent





worn before me on this 28th dt.
day of Oct. 2020 at Nagpur by
Shri/Smt./ku Mr. Prashant Salade & Mr. Vijay Dargan
R/o Nagpur who has been identified
by Shri/Smt. Self
Advocate, Nagpur

[Signature]
NOTARY 28/10/2020
GOVT. OF INDIA
Nagpur (M.S.) INDIA

My Term will Expire on 27/11/2024

