भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

XA 547504

06 OCT 2020

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 4537
DATE 06/10/2020

FORM – B – M/S. LAXMI NARAYAN CREATORS
[See rule 3(6)]

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **SHRI RAKESH NAGPAL, PARTNER M/S. LAXMI NARAYAN CEATORS**, promoter of the proposed project, vide his authorization dated 5th OCTOBER 2020;

I, **Shri Rakesh Nagpal**, promoter of the proposed project i.e. **"Sai Nagar"**, does hereby solemnly declare, undertake and state as under:

RAJ K. PILLAI NOTARY GOVT. OF INDIA NAGPUR DIST. (M.S.) INDIA Regn. No. 8237

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१)मुद्रांक शिल्की सांदेशही अनु.क्र.6922 दि. - 6 OCT 2020

२)रक्कमेचा प्रकार.....

३)अशा सांदेशी करण्यास आक्षेप काय? होय/नाही. नाही

४)मुद्रांकाचे खोडकामात वर्णन .....

५)मुद्रांक विक्रत घेणाऱ्याचे नाव व पत्ता उपविभागीय अधिकारी कामठी

६)हस्ते अस्तव्यात स्वाक्षरी नाव व पत्ता .....

७)दुरस्त्या सक्षकाराचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय.नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

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1. That I, the Promoter has a legal title Report 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 Legal Title Report dated 02-10-2020 issued by Adv. Ashwin Patil is enclosed herewith.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated dated 02-10-2020 issued by Adv. Ashwin Patil.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31ST March 2023.**

4. That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")

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 / has furnished such other documents as have been prescribed by the rules and regulations made under the Act

10. That the promoter shall not discriminate against any allottees at the time allotment of any apartment, plot or building, as the case may be.

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 5th this October day of 2020

Deponent

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ATTESTED

RAJI KRISHNA PILLAI
B.Com., LL.B
Advocate & Notary
Saraswati Niwas, Ramkrishna
Nagar Gorewada, Nagpur- 440 0[illegible]

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