

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

NAGPUR TREASURY
XB 259839
10 NOV 2020
Stamp Head Clerk / Sr. Clerk

NOTARIEL REG.
ENTRY NO. 19203
DATE 26/11/2020

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Shishir Shankarrao Diote aged about 56 years , Occupation Business R/o, 153 B Shivaji Nagar Nagpur, Partner of Rachana Developers having it office at Lotus 4th Floor Plot No. 5 Gorepeth Layout, West High Court Road Dharampeth Nagpur-440010, the PROMOTERS of the proposed project **"RACHANA MITHILA- III"**

I Shishir S/o Shankarrao Diote , authorized Partner of M/s Rachana Developers , promoters of project **"RACHANA MITHILA- III"** do hereby solemnly declare , undertake and state as under:

1. That , the Promoter Firm has legal Title Report to the portion of Land on which Title Report to the Land on which the development of the Project is being undertaken and legally valid authentication of title of such land along with copy of the Sale Deed in favour of the firm is enclosed herewith.
2. That, the project land is free from all encumbrances.
3. That, Project **"RACHANA MITHILA- III"** shall be completed in all respects by 31/03/2021
4. That, 70% of the amounts to be realized by the firm for the said project from the Purchaser/s from hereinafter time to time, shall be deposited in a separate account to be maintained in a scheduled Bank to cover the cost of development and shall be used only for that purpose.

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	2925/दिनांक 10 NOV 2020
२) दस्ताचा प्रकार	AD
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	[illegible]
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रुपये	
आर. के. कांबळे	मुद्रांक विक्रेता, ला.क्र.६०/१९९२, कोड क्र. ४६०१०४४ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 Promoter firm 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 Account 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 the Promoter Company shall take all pending approvals on time from the concerned competent authorities.

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8. That the Promoter Company 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 the Promoter Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoter firm shall not discriminate against any purchaser at the time of allotment of any plot/s

For of M/s Rachana Developers

Shishir Shankarrao Diote
DEPONENT

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 on this 26th day of November2020 at Nagpur.

For of M/s Rachana Developers

Shishir Shankarrao Diote
DEPONENT

I Know the Deponent

Adv. P. S. Tiwaeei 26/11/2020

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

Be Sworn Solemnly Affirmed by on behalf

Who is personally known to me/ Identified by —

before me on this 26th day of Nov 2020 at Nagpur