भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ WK 603405

NOTARIAL Reg. No. 2737 20/03/2020

प्रधान मुद्रांक कार्यालय, मुंबई
- 3 MAR 2020
सक्षम अधिकारी

श्री. दि. का. गवई

VARSHA B. JAISWAL NOTARY NAGPUR DIST. (M.S.) INDIA REG.No. 5697 DATE OF EXPIRE 10/04/2023 GOVT. OF INDIA

FORM 'B'
[See rule3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Declarationof Mr./Ms. **Atul Deorao Sontakke** Director at **Deoratna Infrastructure Private Limited** promoter of the proposed project **PMAY 16 EWS & 32 LIG Housing Scheme 'Sontakke Heights'** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

(2) 014726 11 MAR 2020

/Annexure-I

फक्त प्रतिज्ञापत्रासाठी /Only For Affidavit

१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

२) मुद्रांक विकत घेणाऱ्याचे नांव व रहिवाशांचा पत्ता व सही Atul Sontakke Nagpur

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक

४) सोबत मुद्रांक विक्रीचे चिल्लर/पत्ता

परवाना क्रमांक ८०००११

मुद्रांक विक्रेचे चिल्लर/पत्ता: श्री. कांचन हर्षद बोंगाळे

दुकान नं. १०, बाबा कॉम्प्लेक्स, ए.के. मार्ग, चेंबूर पूर्व, मुंबई-४०००७१

कार्यालयीन कामकाजासाठी प्रतिज्ञापत्र सादर

करणेसाठी मुद्रांक खरेदी केला.

शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी

नोंदी मुद्रांक खरेदी केला त्याचे स्पष्ट कारणासाठी मुद्रांक खरेदी

प्रतिज्ञापत्रात वापरणे बंधनकारक आहे

VARSHA B. NOT NAGPUR REG DATE 1(

GOV

I, **Atul Deorao Sontakke** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I / promoter have / has a legal title Report to the land on which thedevelopment of the project isproposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carriedout

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 allencumbrances.

OR

That detailsofencumbrances_____ 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 f r o m the Date Of Registration: 01/03/2025

4. (a) For new projects:
That seventy per cent of the amounts realised 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 per cent 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 to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for thatpurpose.

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 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 theproject.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

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 theamounts collected for a particular project have been utilised 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 changesoccurring.

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

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Verification

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

Verified bymeat Nagpur onthis 20 dayof March 2020

Deponent

DIRECTOR
DEORATNA INFRASTRUCTURE PVT. LTD.
REG.No. U45500MH2019PTC319171

VARSHA B. JAISWAL
NOTARY
NAGPUR DISTT.(M.S.)
INDIA
REG.No. 5697
DATE OF EXPIRE
10/04/2022
GOVT. OF INDIA

Atul O. Sondakke
WHO IS PERSONALLY KNOWN TO ME/ IDENTIFIED BY self
BEFORE ME THIS THE 20 DAY OF 03 2020 AT NAGPUR
20/03/2020
NOTARY

VARSHA S. JAISWAL
NOTARY
Nagpur Dist. (M.S.)
INDIA
REGD. No. 5697
GOVT. OF INDIA

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CANCELLED