

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XN 849123

26 FEB 2021

NOTARIAL REG.
ENTRY NO. 175
DATE 10/3/2021

Head Clerk / Sr Clerk

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

Affidavit cum Declaration

Affidavit cum Declaration of MAULI INFRATECH REALITY (KH.No. 28/1 MOUZA-Ghogali) promoter of the proposed project I duly authorized by the promoter of the proposed project, vide its/his/their authorization dated-10-03-2021

I, MR. ASHWIN SIDDHARTH VAIRAGADE 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:

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

OR

NOTARY SHEKHAR M. PARATE NAGPUR (M.S.) INDIA REGN. NO. 15690 GOVT. OF INDIA

१) मुद्रांक विक्री वही अनु.क्रम क्र. 42564 दि. 02 MAR 2021

२) दस्ताचा प्रकार PR

३) दस्त नोंदणी करणार आहेत काय? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही माधुरी रमेशराव रिठे

६) ज्याने अधिकार त्यांचे नाव, पत्ता व सही

७) दुय्यम आकाराचे नाव

८) मुद्रांक शुल्क रक्कम ₹

एम. ए. जोगीया

मुद्रांक विक्रेता. ला.क्र ५२/९२ कोड क्र ४६०१०४
जिल्हाधिकारी परिसर, त. कार्यालय नागपूर (शहर)

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

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; 31|12|2022
4. (a) For new projects;

   That seventy percent of the amounts realized by me/promoter for the real estate project from the allotters 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 allotters, 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 allotters, 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 that the estimated cost of completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

MAHARERA REGISTERED REAL ESTATE AGENT NAGPUR INDIA REGN. NO. 15690 OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED CANCELLED

6. That 1/ 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_____

NOTARY SHEKHAR M. PARATE NAGPUR (M.S.) INDIA REGN. NO. 15690 GOVT. OF INDIA

MAULI INFRATECH REALITY

PARTNER

Deponent



Sworn before me on this 10th dt.
day of March 2021 at Nagpur by
Shri/~~Smt./Ku.~~ Ashwin S. Vairagade
R/o Nagpur who has been indentified
by Shri/Smt. Self
Advocate, Nagpur

10/03/2021

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA
My Term will Expire on 27/11/2024

MAULI INFRATECH REALITY

PARTNER

NOTARY Shekhar Moreshwar Parate Nagpur (M.S.) India REGN. NO 15690 My Term Expires On 27/11/2024 GOVT. OF INDIA