भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑

KAMPTEE XN 019958
06 MAY 2021
Sub Treasury Office/Clerk

चंद्रशेखर द.पडोळे
मुद्रांक विक्रेता, कन्हान-पिपरी त.पारशिवनी
परवाना क्र. ७/९५, कोड नं.४६०२००५

NOTARIAL REG
ENTRY NO. 5428
DATE 07/06/2021

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Shri. Kishor Gopichand Rai Managing Director of Rai Udyog Ltd., Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated. 07/06/2021.

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT OF INDIA

I, Shri. Kishor Gopichand Rai Managing Director of Rai Udyog Ltd., promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed.

१) मुद्रांक विक्री नोंद वही अनु.क्र.4027 तारीख 12/05/2021

२) दस्ताचा प्रकार शपथपत्र

३) दस्त नोंदणी करणार भाहेत काय होय / नाही

४) मिळकतीचे थोडक्यात वर्णन :-

५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता शय उद्योग लिमिटेड

६) हस्ते असल्यास त्यांचे नाव पत्ता लेफ शकील पिरु शेख - रा.नागपुर

७) दुसऱ्या पक्षकाराचे नाव :-

८) मुद्रांक शुल्क रक्कम :- 100/- (एकशे रुपये)

श्री. चंद्रशेखर द. पडोळे
मुद्रांक विक्रेता, कल्हाव
परवाना क्र.७/९५,कोड नं.४६०२००५

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

3. That the time period within which the project shall be completed by 31/03/2024 and we undertake to complete the project within time frame.

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn after it is certified by an engineers, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I/promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That I/promoter shall not discriminate against any allotee at the time of allotment of any apartment, plot or building as the case may be, on any grounds.



Shri. Kishor G. Rai [M.D]

For Rai Udyog Ltd.,

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 at Nagpur on this 07TH Day of June 2021.



Shri. Kishor G. Rai [M.D]

For Rai Udyog Ltd.,

Deponent

NOTARY S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

...ON THIS 07 ...DAY OF June 2021 AT NAGPUR BY ...SHRI/SMT./KU. ... as identified by me ...R/O. NAGPUR WHO HAS BEEN IDENTIFIED ...BY SHRI./SMT. ... ...ADVOCATE NAGPUR

NOTARY GOVT. OF INDIA NAGPUR (M.S.) INDIA

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) India Reg. No. 8196 GOVT. OF INDIA

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