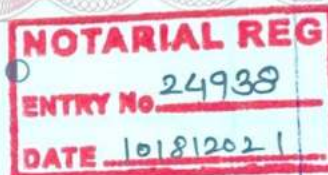




2020



YF 600743
03 AUG 2021

Stamp Head Clerk / Sn. Cl

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

Affidavit cum Declaration of M/s. L G Developers & Builders through its partner Mr. Nitesh Thorane promoter of the proposed project /duly authorized by the promoter of the proposed project vide its/his/there authorization dated:

I, 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 have 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 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.
3. That the time period within which the project shall be completed by me from the date of registration of the project.

4.

क्र. 10448

दस्त नोंदणी करणार आहेत काय ? होय/नाही

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक

निकळकतीचे वर्णन -

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव, एम. जी. डेवमय्य शिवाजी

दस्तावेज बक्षकाराचे नाव एम. जी. डेवमय्य शिवाजी

दस्तावेज असल्यास त्याचे नाव व पत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंद वही अनु. क्रमांक 10448 दिनांक 9/8/2021

मुद्रांक विकत घेणाऱ्याची सही

नागयश गं. मोहाडीकर

मुद्रांक विक्री, ला. क्र. १५/९१, कोड क्र ४६०१०३३
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

NOTARIAL REG
ENTRY No
DATE

NOTARY
REG. NO. 638
DIST. (M.S.)
NAGPUR

SEAL OF NO
Mrs. KHURAN
NAGPUR
DISTT. (M.S.)
REG. No. 638
GOVT. OF IN

4.(a) For new project: 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 for that purpose.

(b) For ongoing project on the date of commencement of the Act
(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 the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I 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 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 shall take all the pending approvals on time, from the competent authorities.

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

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

Nirmala
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at on this day of 10/08/2021.



Nirmala
Deponent

SWORN BEFORE ME ON THIS 10 TH
DAY OF Aug 20 21 AT NAGPUR BY
SHRI / SMT/ KU. Above deponent
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. [Signature]
ADVOCATE, NAGPUR.

Mrs. CHANCHAL KHURANA
Advocate & Notary
Resl./Off.: B/No. 410/3, Meenabagh,
NAGPUR-490 014
Reg. No. 6386

