

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
YF 224948
13 AUG 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 4701
DATE 18/08/2021

FORM – B – SHRI MILIND KSHIRSAGAR SONARKAR

[See rule 3(6)]

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Shri Milind Kshirsagar Sonarkar**, promoter of the proposed project, vide his authorization dated 17th August 2021;

I, **Shri Milind Sonarkar**, promoter of the proposed project i.e. **"AARYA HARSH APARTMENTS"**, does hereby solemnly declare, undertake and state as under:

NOTARY
NARESH K. SIDAM
NAGPUR (M.S.) INDIA
Regn. No. 9089
My Term expires on 20/10/2021
GOVT. OF INDIA

18 AUG 2021

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	97396 दिनांक
२) दस्ताचा प्रकार	
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत / खरेदी करणाऱ्याचे नाव व सही	
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	

आर. के. कांबळे

मुद्रांक विक्री प., दि.३८.२७/९९२२, कोड क्र. ४६०१०४४
जिल्हा कोषागार अधिकारी, सह.कार्यालय, नागपूर(शहर)

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

1. That I, the Promoter has 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 Legal Title Report dated 29-07-2021 issued by Adv. Ashwin Patil enclosed herewith.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 29-07-2021 issued by Adv. Ashwin Patil.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **30th December 2026.**

4. That entire of the amounts to be realized 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")

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 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 / has furnished such other documents as have been prescribed by the rules and regulations made under the Act

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

Verification

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

Verified by me at 17th this August day of 2021

Deponent

NOTARY
NARESH K. SIDAM
NAGPUR
(M.S.INDIA)
Regn. No
9082
My Term expires
on 20/10/2021
GOVT. OF INDIA

NOTARY
NARESH K. SIDAM
Nagpur Dist.
(M.S.) INDIA
REGD. No.:
9082
GOVT. OF INDIA

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SWORN SOLEMNLY AFFIRMED
BY Milind K. Senarkar
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 18th
DAY OF August AT NAGPUR

NARESH K. SIDAM
NOTARY
NAGPUR (M.S.) INDIA