



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
YF 504289

NOTARIAL REG.

ENTRY NO. 8490

DATE 21/08/2024

SEE RULE 3 (4)

18 AUG 2024

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

Stamp Head Clerk / Sr. Clerk

AFFIDAVIT CUM DECLARATION

MR. HARSHAVARDHAN RAUT, MRS. PRAJAKTA RAUT, MR. SUDHIR KALE & MR. SHEKHAR PUSADKAR PARTNER of SAI ASSOCIATES PROMOTER of the proposed project Shree Krishna Vihar Phase- I, do hereby solemnly declare undertake and state as under :-

1. That the promoter has a legal title to 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.



१) मुद्रांक विक्रीची नोंद वही अनु. क्रमांक	12781 / दिनांक 21/08/2024
२) वस्तूचा प्रकार	प्रतिज्ञापत्र
३) वस्तू नोंदणी करणारा आर्जन काय?	हस्त/नामने
४) मिळकतीचे धोडवशात वर्गीत	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	साई असोसिएट्स
६) हस्त अंमलबजावणीच्या नाव पत्ता व सही	मुष्णा भानुकेडे
७) दुसऱ्या पक्षाचा नाव	
८) मुद्रांक शुल्क रक्कम	100/-
 इंडियन ऑडिओकेटन नॉस्ट्रेट मॉडीफायर को-ऑप. सोसा. लि. शाखा नागपूर	मुद्रांक विक्रीचा ला.क्र. ०१/२०२० कोड क्र. ४६०११२० जिल्हा व सत्र न्यायालय परिसर, नागपूर
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबाबत ६ महीनेचा व १२ महिन्यांचा अर्थ	



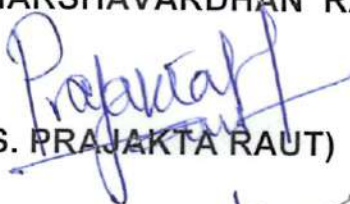
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me / promoter is 31.12.2027.
4. That seventy per cent of the amounts realized by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer an Architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/ 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/ 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 allottee at the time of allotment of any apartment plot or building as the case may be on any grounds.

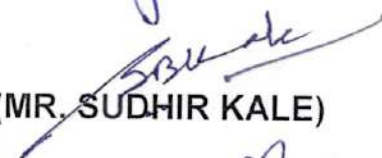
Hence this affidavit.

Nagpur

Date : 21.08.2021


(MR. HARSHAVARDHAN RAUT)


(MRS. PRAJAKTA RAUT)


(MR. SUDHIR KALE)


(MR. SHEKHAR PUSADKAR)



VERIFICATION

Verified and signed at Nagpur on this day 21/8/21 that the contents of above paras are true correct. If found false, I shall be liable for penal action U/s.199 & 200 of I.P.C.

Place : Nagpur

Date : 21/08/2021

(MR. HARSHAVARDHAN. RAUT)

(MRS. PRAJAKTA RAUT)

(MR. SUDHIR KALE)

(MR. SHEKHAR PUSADKAR)

DEPONENT



SWORN / SOLEMNLY AFFIRMED
BY MR. Harshavardhan Raut
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 21st
DAY OF Aug 2021 AT NAGPUR

Archana S. Meshram
NOTARY

