भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
53AA 160104
29 AUG 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 14722
DATE 31/08/2023

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms.ABHAY H JINDE promoter of the proposed Project/duly authorized by the promoter of the proposed project, vide its his/their authorion dated.31/8/2023

I, ABHAY H JINDE promoter of the proposed project duly authorized by the promoter of the proposed project do herby 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

OR

_____Have/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.

NOTARY
KIRAN U. WADYALKAR
Dist. Nagpur
(M. S.) INDIA
Regn. No
9099
My Term Expires
on 20-10-2026
GOVT. OF INDIA

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

That details of encumbrances_____ including 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 is 29/02/2024.

4. That seventy per cent 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn after it is ertified by an engineer.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 1/promoter shall get the accounts audited within six months after the end ofevery financial year by a chartered accountant in practice, and shall produce a atement 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 ND have been utilized for the project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.

8. That 1/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 1/promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

SHUBH SWARN BUILDE

Deponent

Propri

SWORN / SOLEMNLY AFFIRMED BY Deponent
WHO IS PERSONALLY KNOWN TO ME IDENTIFIED BY Self
BEFORE ME THIS THE DAY OF 31/08/2023
AT. NAGPUR.

KIRAN U. WADYALKAR
NOTARY
DIST. NAGPUR (M.S.) INDIA

NOTARY KIRAN U. WADYALKAR Dist.Nagpur (M.S.) INDIA Regn. No 9099 My Term Expires on 20-10-2026 GOVT. OF INDIA

NOTARIAL