भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
BD 105391
03 DEC 2021
Stamp Head Clerk / Sr. Clerk

NOTARY GOVT OF MAHARASHTRA
Regd No. D-16
ASHOK M. SATPUTE
Dist. Nagpur INDIA
My Term Expire on
Dec 2022

NOTARIAL Reg
ENTRY No. 1357
DATE 18/12/2021

BEFORE THE EXECUTIVE MAGISTRATE NAGPUR

FROM 'B'

(Affidavit cum Declaration)

Deponents :-1) Mamta Balwaik W/o. Sanjay Balwaik aged About 50 yrs, Occupation – Business , Resident of ~~Plot~~ Plot No. 486, Professor Coloney, Hanumannagar, Nagpur- 440024

M.S. Balwaik

The Deponent named above in her capacity as Proprietor of the Proprietary Firm and styled as **Ishita Infra** having Registered Office at Balwaik Engineering Works, Near Imamwada Police Station, Great Nag Road, Nagpur and the said firm being Land Owner of the said land is Promoter of the said Project.

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I the above named Deponent do hereby take oath and state, undertake and declare on solemn affirmation as under:

I. That the said firm has a legal Title Report to the land bearing Plot Nos. 181 and 182 situated in Industrial Basti Scheme of Nagpur Improvement Trust in Hanuman Nagar, Nagpur on which the development of the **SAIPRABHA APARTMENTS** is proposed. I have enclosed the authenticated copy of title certificate of Advocate Ritesh C. Mahendra Dated 15TH November 2021.

II. I state that there are no encumbrances on the Land on which the Saiprabha Apartment Building is being developed and there are no dues and litigation in respect of the above said project land.

III. I further declare and undertake that that seventy per cent of the amounts to be realized hereinafter by promoter for the Ishita Infra from the allottee, 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 development of common infrastructure cost and shall be used only for that purpose.

IV. I further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

V. I state and declare that 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.

VI. I state that the time period within which the development of the Saiprabha Apartments project including development of common Areas and Amenities, if any, shall be completed by the promoter by 31st December 2023.

VII. I state and declare that the promoter shall take all the pending or proposed approvals on time and due course, from the competent authorities. The Building Plans of the Saiprabha Apartments Building are sanctioned for 8 Apartments currently and the Promoter has initiated process to get revised Building Plan sanctioned for 3 additional Apartments which will be intimated to the Authority immediately on receipt of the same.

VIII. I state and declare that 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.

IX. I state and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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X. I state and declare that the promoter shall not discriminate against any allotee at the time of allotment of any unit, apartment, plot or building, as the case may be, on any grounds.

Deponent

M. S. Balwaik

1. Mamta S. Balwaik

Verification

The contents of paragraph I to X above are true and correct to the best of our belief and trust and nothing material has been concealed by us there from.

Verified by us at Nagpur on this 17th day of December 2021.

Deponent

M. S. Balwaik

1. Mamta S. Balwaik

NOTARY GOVT. OF MAHARASHTRA Regd No 1016 ASHOK M. SATPUTE Dist. Nagpur INDIA My Term Expire on Dec 2022

Sworn Before Me by Mrs. Mamta S. Balwaik R/o Nagpur On This 18 day of Dec. 2021 for True Contents identified by Shri ..... Advocate

Ashok M. Satpute
Notary

CANCELLED NOTARIAL CANCELLED NOTARIAL NOTARIAL CANCELLED NOTARIAL NOTARIAL

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