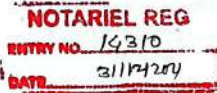




महाराष्ट्र MAHARASHTRA

2021



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Shishir S/o Shankarrao Diote aged about 56 years , Occupation Business R/o, 153 B Shivaji Nagar Nagpur, Partner of Rachana Developers having it office at Lotus 4th Floor Plot No. 5 Gorepeth Layout, West High Court Road Dharampeth Nagpur-440010, the PROMOTERS of the proposed project "RACHANA ROHINI"

I Shishir S/o Shankarrao Diote, authorized Partner of M/s Rachana Developers, promoters of project "RACHANA ROHINI" do hereby solemnly declare, undertake and state as under:

1. That , the Promoter Firm has legal Title Report to the portion of Land on which Title Report to the Land on which the development of the Project is being undertaken and legally valid authentication of title of such land along with copy of the Sale Deed in favour of the firm is enclosed herewith.



फक्त प्रातिज्ञापत्रासाठी

1) मुद्रांक दिवशी मोटरची अनुक्रमांक.....19009

दिनांक 26-10-2021

2) मुद्रांक ठिकत होण्याचे नाव

रहियासाठी वत्ता व राही

Rachana Developers

regd

Fr-Karlesu

3) परवानाधारक मुद्रांक विक्रेत्याची राही

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

Agreement
26-10-2021

यु.बोध एस. डेंगरे
रु. १०२ ला. नं. १/१०६
श्रीलक्ष्मीनगरी परिसर,
तहसिल काबोलवा, राजपूर
मो. नं. ९६९१०५९

Fr

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्याप्रमाणे न महिल्यात वापरणे बंधनकारक आहे



2. That, the project land is free from all encumbrances.
3. That, Project "RACHANA ROHINI" shall be completed in all respects by 30/06/2024.
4. That, 70% of the amounts to be realized by the firm for the said project from the Purchaser/s hereinafter time to time, shall be deposited in a separate account to be maintained in a scheduled Bank to cover the cost of development 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in accordance with Rule 5.
6. That Promoter firm 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 Account 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 the Promoter Firm shall take all pending approvals on time from the concerned competent authorities.
8. That the Promoter Company 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 the Promoter Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter firm shall not discriminate against any purchaser at the time of allotment of any Apartment.

For of M/s Rachana Developers

Shishir Shankarrao Diote
DEPONENT

VERIFICATION

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on this 31st day of December 2021 at Nagpur.

Be Sworn Solemnly Affirmed
by on above

Who is personally Known to
me / identified by 21st day
of Dec 2021 at Nagpur.

For of M/s Rachana Developers

Shishir Shankarrao Diote

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPET
NAGPUR-440010

