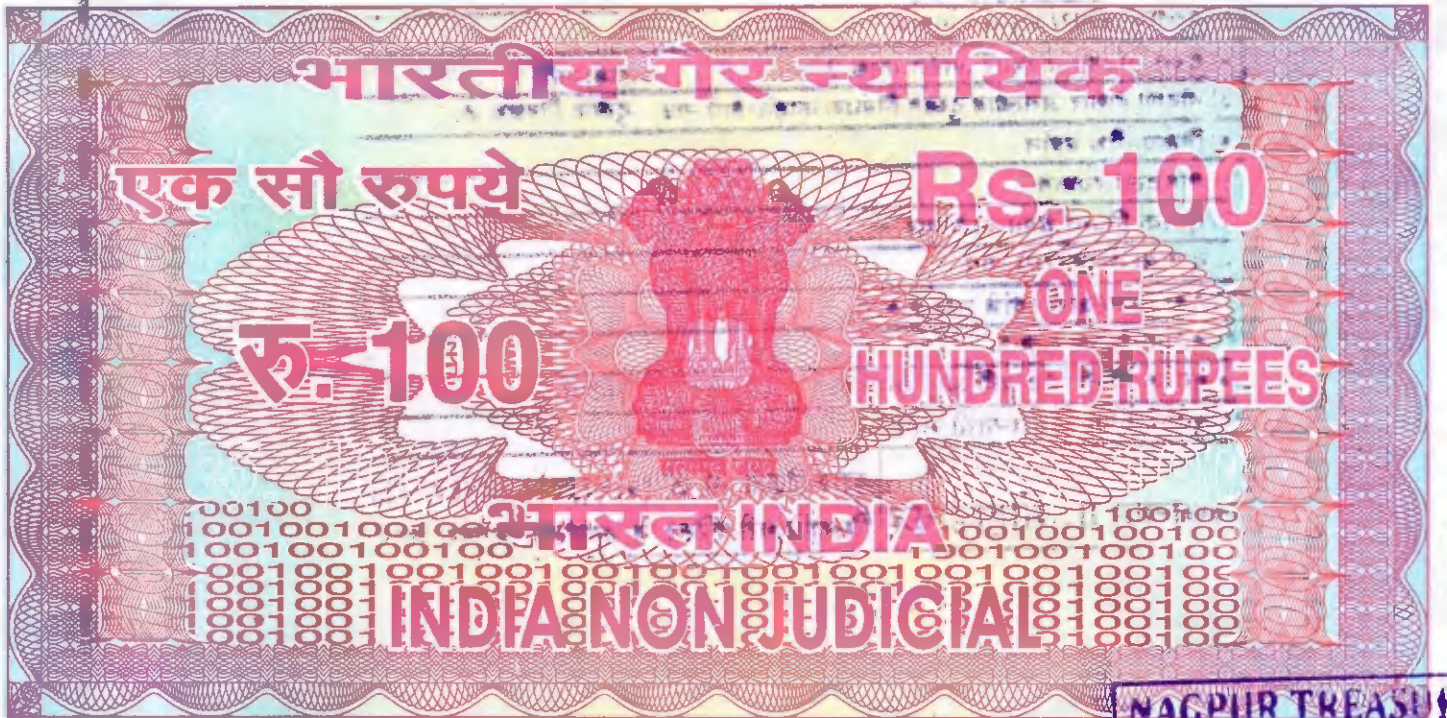
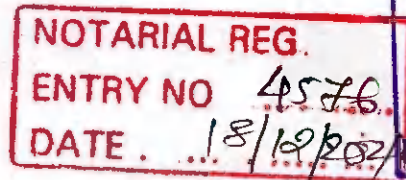




महाराष्ट्र MAHARASHTRA

2021



NAGPUR TREASURY

ZB 670322

14 DEC 2021

Stamp Head Clerk / Sr. Clerk

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

Affidavit cum Declaration

Affidavit cum Declaration of Ms. MAHALAXMI CONSTRUCTORS, MAHALAXMI
NAGAR - 21, (Sector - 1) (KH. 30/3/K, MOUZA - SHANKARPUR) proprietor of the proposed
project.

I, MR. ANISH BHAWARILALJI CHHAJED proprietor of the proposed project do hereby solemnly
declare, undertake and state as under:

1. That I / proprietor have / has a legal title Report to the land on which the
development of the project is proposed

OR

I have/has a legal title Report to the land on which the development
of the proposed project is to be carried out

AND

१. दर्शनाय प्रकार/अनुच्छेद क्रमांक A 9

२. दस्त गोदणी करणार आहेत काय ? होय/नाही

३. मीदणी होणार असल्यास दुकान निबंधक कार्यालयाचे नाव दुकान निबंधक क.

४. निबंधकतीय वर्जन

५. मोबदला रक्कम

६. मुद्रांक विकत घेणाऱ्याचे नाव Mahalaxmi Constructors

७. दुसऱ्या पक्षकाराचे नाव

८. हस्त अस्तबास त्यांचे नाव व पत्ता Shubham

९. मुद्रांक शुल्क रक्कम

१०. मुद्रांक विक्री नोंद वही अनु. क्रमांक 243/2 दिनांक 6 DEC 2021

११. मुद्रांक विकत घेणाऱ्याची सही

नागण्ण गं. मोहाडीकर मुद्रांक विक्रेता, ता. क्र. १५/९१, कोड क्र ४६०१०३:
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (महाराष्ट्र)



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a legally valid authentication of title of such land along with an authenticated copy of the agreement for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances NIL including dues and litigation, 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/proprietor from the date of registration of project;

4. (a) For new projects :

That seventy per cent of the amounts realised by me/proprietor 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.

- (b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/proprietor 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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/proprietor 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 amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / the proprietor 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 utilised 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 proprietor shall take all the pending approvals on time, from the competent authorities.



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8. That I/ the proprietor 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 proprietor have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the proprietor shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

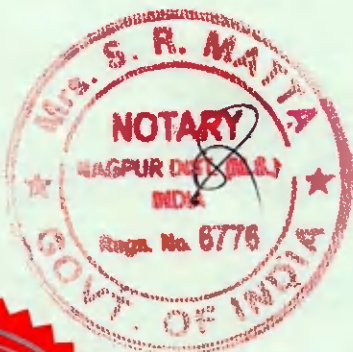
Verification

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

Verified by me at Nagpur on this 15th December day of 2021.



Deponent



SWORN BEFORE ME ON THIS 18th DAY OF Dec 2021 AT NAGPUR BY SHRI / SMT/ KU. Anish B. Chhajad. R/O NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. Self ADVOCATE, NAGPUR.

Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-B, Clark's Tower, Nagpur



