



महाराष्ट्र MAHARASHTRA

2021

ZB 324100

30 NOV 2021

NOTARIAL REG

ENTRY NO. 9405

DATE 31/12/2021

FORM - B - M/s. Associate Builders through its
Proprietor Mr. Santdas S/o. Sadoromal Chawla
[See rule 3(6)]

Stamp Head Clerk / Sr. Clerk

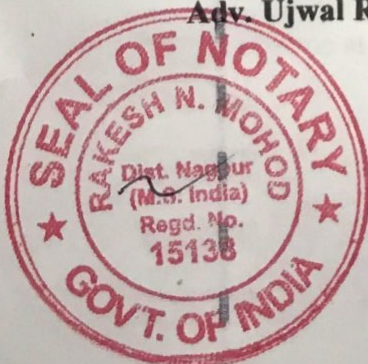
**DECLARATION, SUPPORT BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of M/s. Associate Builders through its Proprietor Mr. Santdas S/o. Sadoromal Chawla promoter of the proposed project.;

I, M/s. Associate Builders through its Proprietor Mr. Santdas S/o. Sadoromal Chawla, promoter of the proposed project i.e. "Sadoday Shubham", do hereby solemnly declare, undertake and state as under:

1. That I, the Promoter have a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of Legal Title Report dated 01/12/2021 issued by Adv. Ujwal Raut is enclosed herewith.



2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 01/12/2021 issued by Adv. Ujwal Raut.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is "Sadoday Shubham".
4. That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")
6. That I / the 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.
7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / 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.
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act
10. That the promoter shall not discriminate against any allottees at the time allotment of any apartment, plot or building, as the case may be.

Verification

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

Verified by me at 03rd on this December day of 2021



Deponent 3 THE
WORN BEFORE ME ON THIS
DAY OF 12 202 1 AT NAGPUR BY
SHR/SMT/KU as above
R/o. NAGPUR WHO HAS BEEN IDENTIFIED BY
SHR self
ADVOCATE, NAGPUR

Rakesh N. Mohod
RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA