



महाराष्ट्र MAHARASHTRA

2021

ZM 900595



26 APR 2022

Notary Public / Sr. Clerk

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

Affidavit cum Declaration

Affidavit cum Declaration of **MAHALAXMI NAGAR - 23, (Sector - 1) KH.178/1(Part)**
MOUZA - JAMTHA promoter of the proposed project / duly authorized by the promoter of the
proposed project, vide its/his/their authorization dated 20-05-2022;

I, **SHRI. RAHUL JAGDISH BONDRE** promoter of the proposed project / duly authorized by the
promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter 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



6 MAY 2022

१)	मुद्रांक विही नोंद यही अनुक्रमांक 3691 /दिनांक
२)	दस्ताचा प्रकार
३)	दस्त नोंदणी करणार आहेत का ? होय / नाही
४)	मिळकतीचे थोडक्यात वर्णन
५)	मुद्रांक विकत घेणाऱ्याचे नाव व मही
६)	हस्ते असल्यास त्याचे नाव पत्त. व मही
७)	दुसऱ्या पक्षकाराचे नाव
८)	मुद्रांक शुल्क रक्कम 100
एकनाथ दरोडे	
मुद्रांक विक्रेता सा.क्र. १४/१९८६ कोड क्र. ४६०१०१६ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)	
ज्या कारणासाठी त्यांनी मुद्रांक, स्वरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक स्वरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	



a legally valid authentication of title of such land.

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

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project as on date : 14/05/2025.

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(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/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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

[Signature]
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 at NAGPUR on this 20th May day of 2022.



[Signature]
Deponent



SWORN BEFORE ME ON THIS 6 DAY OF May 2022 AT NAGPUR BY SHRI./SMT./KU. Rahul Bonelke R/O NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI./SMT. Self ADVOCATE, NAGPUR

Mrs. S.R. MATTA
Advocate & Notary
618-B, Clark Town, Nagpur-4

