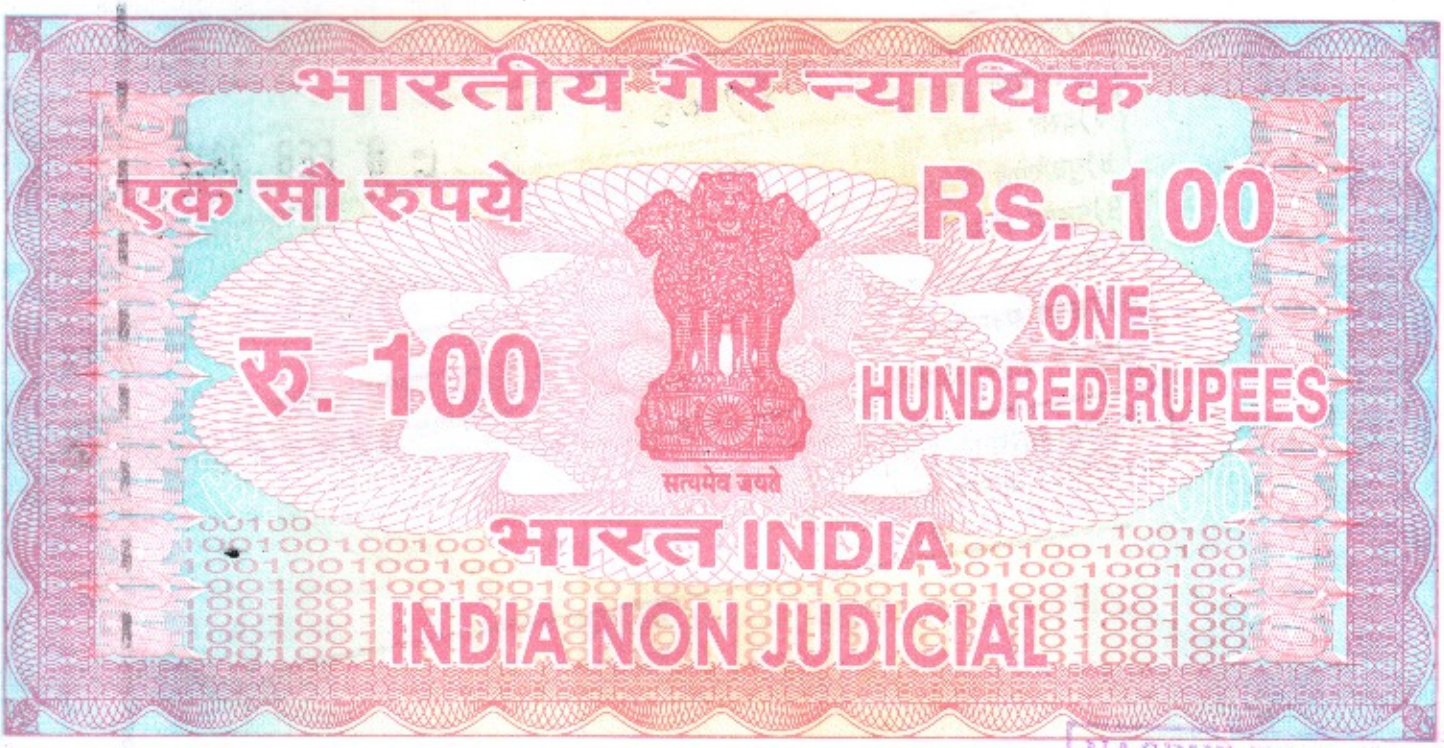


महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
ZB 350288
28 JAN 2021

NOTARIAL REG.
ENTRY NO. 236
DATE 18 FEB 2021

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **M/s. SHREE SAI MANI LAND DEVELOPERS** , Promoter of the Proposed project **Through its partner Mr. Vishal A. Wadibhasme** duly authorized by the promoter of the proposed project.

I, **Mr. Vishal A. Wadibhasme**, the partner of **M/s. SHREE SAI MANI LAND DEVELOPERS** , 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 promoter has a legal title Report to the land on which the development of the project is proposed.

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

SEAL OF NOTARY
SHAILESH V. GORE
NAGPUR DISTT.
(M.S.) INDIA
Regn. No.
7329
My Term will Expire
on 7/12/2023
GOVT. OF INDIA

१)मुद्रांक विक्री नोंदवही अनु.क्र. 12406 दि 8 FEB 2022

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता .....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय.नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

SEAL OF NOTARY
SHAILESH V. G
NAGPUR DISTT.
(MS.) INDIA
Regn No
My Term
on 7/12/2
GOVT. O

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 31/12/2025.

4. That seventy per cent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 the promoter shall take all the pending approvals on time from the competent authorities.

8. 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.

9. That the promoter have 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 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 ___ day of February, **2022.**

DEPONENT

SEAL OF NOTARY SHAILESH V. GORE Dist. NAGPUR Reg. No. 7329 GOVT. OF INDIA

Sworn before me on this 18 dt.
day of Feb 20 22 at Nagpur by
Shri/Smt./Ku. Vishal A. Wadibhasme
R/o. Nagpur who has been identified
by Shri/Smt.....
Advocate, Nagpur.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) India
18/2/2022

18 FEB 2022

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