

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NOTARIAL REG.
ENTRY NO. 1632
DATE 22-1-2022

NAGPUR TREASURY
ZB 206975
11 JAN 2022
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 **1) SHRI. MADHAV WAMANRAO DESHPANDE 2) SHRI. ABHIJIT BAPURAOJI DUDHANE 3) SHRI. RAHUL JAGDISH BONDRE 4) SHRI. ANISH BHAWARILALJI CHHAJED. "MAHALAXMI NAGAR – 22"**, (KH.NO. – 16/1, MOUZA – Gawasi Manapur) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15-01-2022.

We, **1) SHRI. MADHAV WAMANRAO DESHPANDE 2) SHRI. ABHIJIT BAPURAOJI DUDHANE 3) SHRI. RAHUL JAGDISH BONDRE 4) SHRI. ANISH BHAWARILALJI CHHAJED.** 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 We / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

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

AND

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No. 1[illegible]340
My Term Expires on 05-12-2024
GOVT. OF INDIA

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक A9

२) दस्त नोंदणी करणार आहेत काय ? होय/नाही

३) नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नाव दुय्यक निबंधक क्र.

४) मिळकतीचे वर्णन -

५) मोबदला रक्कम

६) मुद्रांक विकत घेणाऱ्याचे नाव. Rahul Bondare & others

७) दुसऱ्या पक्षकाराचे नाव

८) हस्ते असलेल्यास त्यांचे नाव व पत्ता Shubham Khambalkar

९) मुद्रांक शुल्क रक्कम

१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 29023 /दिनांक 14 JAN 2022

११) मुद्रांक विकत घेणाऱ्याची सही

नागपूर नं. मोहाडीकर

मुद्रांक विक्रेता, ला. क्र. १५/९१, कोड क्र ४६०१०३३
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

NAGPUR TREASURY
11 JAN 2022
Stamp Head Clerk/Sr. Clerk

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Regd. No.
DATE

GOVT. OF
My on 03-...

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter 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/promoter from the date of registration of project;

4. (a) For new projects :
That seventy per cent of the amounts realised by us/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 us/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.

OR

(ii) That entire of the amounts to be realised hereinafter by us/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 amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That We / 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.

7. That We /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That We/ 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 We/ the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

1) _____ 2) _____ 3) _____ 4) _____

Deponent

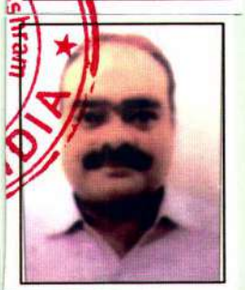
Verification

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

Verified by us at Nagpur on this 22nd January day of 2022



1) _____



2) _____



3) _____



4) _____

Deponent

Sworn before me on this 22nd dt. day of Jan 20 22 at Nagpur by Shri/Smt./Ku. Above Deponent R/o. Nagpur who has been identified by Shri/Smt. _____ Advocate, Nagpur.

22.1.2022

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA