



महाराष्ट्र MAHARASHTRA

2021

NAGPUR TREASURY
BK 675077

27 MAY 2022

NOTARIAL REG.

ENTRY NO. 14693

DATE 2/6/2022

FORM 'B'

Stamp Head Clerk / Sr. Clerk

[See rule 3(4)]

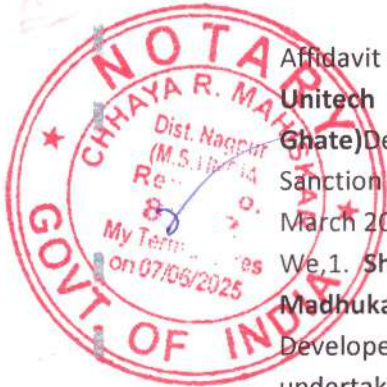
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

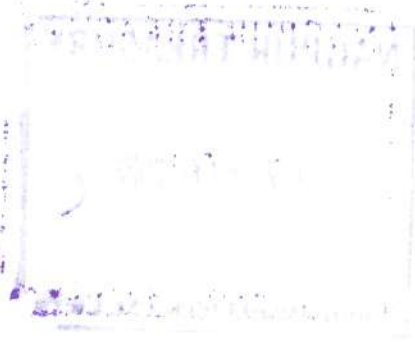
Affidavit cum Declaration of M/s. RAMALAY VENTURES(Through its Partner M/s. Unitech Buildcon Acting through its Authorized Partner Mr. Nayan S/o Natthuji Ghatge)Developer of the proposed project "RAMALAY BLISS" duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 22ND March 2022

We, 1. Shri Prakash Shriramji Vaidya 2. Shri Vishal Shriramji Vaidya 3. Shri Ashish Madhukar Kaner Previous promoter of the proposed project / duly authorize the Developer and current promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title 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 the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.



१) दस्तावेजा प्रकार/अनुच्छेद क्रमांक	
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास मुख्य निबंधक कार्यालयाचे नाव मुख्य निबंधक क्र.	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	Ramalay Ventures
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्यांचे नाव व पत्ता	Nagpur
९) मुद्रांक शुल्क रक्कम	500/-
१०) मुद्रांक विक्री नोंद वहा अनुक्रमांक	12098 / दिनांक 02/06/2022
११) मुद्रांक विकत घेणाऱ्याची सही	
सौ. मा. क. बोरकर	मुद्रांक विक्रेता ला. क्र. १५/८९ कोड क्र. ४६०१००९ जिल्हाधिकारी कार्यालय नागपूर.



3. That project shall be completed by me/promoter on 31st March 2026.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



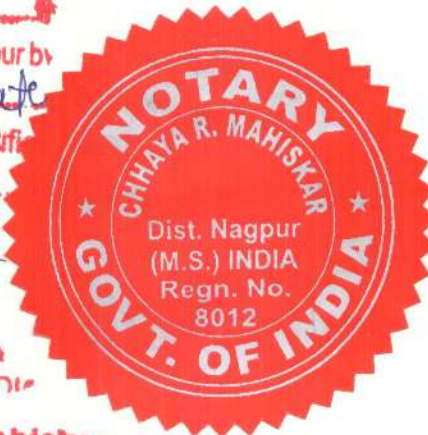
Verification

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

Verified by us on this day of 06th April 2022.

Appear before me on this 06th day of April, 2022, at Nagpur by Mr. Nayan N. Ghatge Shri / Smt / Ku. Self R/o Nagpur who has been identified by Shri / Smt. Chhaya R. Mahiskar Advocate Nagpur.

NOTARY
Govt. of India
Nagpur (M.S.) INDIA



DEPONENTS

Mr. Nayan Nathuji Ghatge

Authorized Partner

M/s. Unitech Buildcon

Partner

PROMOTER

Chhaya Rajaram Mahiskar
Advocate & Notary
Plot No. 46, Shyam Nagar,
Bhagwan Nagar Road, Infront of
Bank of Maharashtra, Nagpur-440077

