



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
ZN 860062

18 MAY 2022



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

Affidavit cum Declaration

Handwritten signature
Affidavit cum Declaration of M/s. SOHANLAL REALTY PRIVATE LIMITED THROUGH
DIRECTOR SUSHILKUMAR SOHANLAL AGRAWAL, "MAHALAXMI NAGAR-25",
(Sector-2), KH. NO. 156/3 (Part), MOUZA-JAMTHA promoter of the proposed project/duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated
02-07-2022;

I/We, SHRI. SUSHILKUMAR SOHANLAL AGRAWAL 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

१) दस्तावेज प्रकार/अनुच्छेद क्रमांक	५१०
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र.	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	सुधीर सोडकालास अग्रवाल
७) दुसऱ्या पक्षाकडचे नाव	
८) हस्ते असल्यास त्याचे नाव व पत्ता	h २५
९) मुद्रांक शुल्क रक्कम	१००
१०) मुद्रांक विक्री नोंद घेतलेले अनुक्रम	३८३६ / दिनांक २३/५/२०२१
११) मुद्रांक विकत घेणाऱ्याची राहणी	

वि. एन. क्षीरसागर

मुद्रांक विक्रेता ला. क्र. १०/१९९६ कोड क्र. ४६०१००३
जिल्हाधिकारी परीसर तह. कार्यालय नागपूर.



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: 02-07-2026.

4. (a) For new projects :

That seventy per cent of the amounts realized 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 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.

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 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 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.



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 08 th JULY day of 2022.





Deponent



SWORN BEFORE ME ON THIS.....8TH
DAY OF July 2022 AT NAGPUR BY
SHRI / SMT/KU...Above Dependent
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHR / SMT.....[Signature]
ADVOCATE, NAGPUR.

Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-B, Clarke Town, Nagpur-44

