



MAHARASHTRA

FORM 2021

[See rule 3(4)]

ZN 877833

21 JUN 2022

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 Mr Nandkishor Nathani & Mr Kapil Nathani, duly authorized by the promoter of the Proposed "ASHIYANA" duly, vide its/his/their authorization dated 12/07/2022;

I/ We, Mr Nandkishor Nathani & Mr Kapil Nathani, duly authorized by the promoter of the proposed "ASHIYANA" project do hereby solemnly declare, undertake and state as under:

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

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. Details of Encumbrances on Land are as under:

There is not any encumbrance of Land as on date of application, if in future such case arises, we will declare the same.

NOTARIAL REG.
ENTRY No. 1259
DATE 14 JUL 2022

3. That the time period within which the project shall be completed by me/promoter is 31st July 2024.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

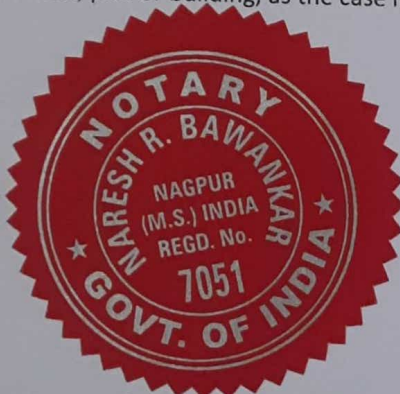
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 / promoters shall take all the pending approvals on time, from the competent authorities.

9. That I / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoters 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.



Nandkishor Nathani

Mr Nandkishor Nathani & Mr Kapil Nathani
[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 12th day of July 2022.

Sworn before me on this 14th day of July 2022 at Nagpur by Shri/Smt. Mr. Nandkishor Nathani & Mr. Kapil Nathani R/o. Nagpur who has been identified by shri/smt. Advocate Nagpur

Nandkishor Nathani
Mr Nandkishor Nathani & Mr Kapil Nathani
[Deponent]

NOTARY
Maharashtra State
Nagpur (INDIA)

