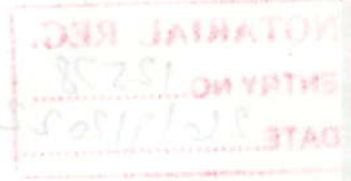
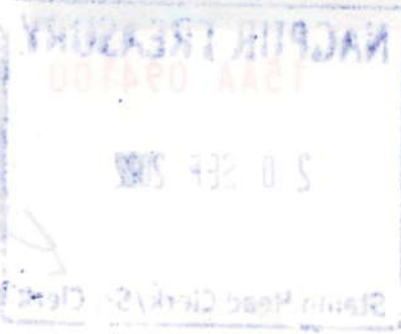


१) मुद्रांक दिाही नोंद यदी मुद्रांक	दिनांक 22/04/2022
२) दर्शकाचा प्रकार	396cy
३) दर्शक नोंदणी वारणावर आलेला कागद	
४) मिळकतीचे धोरणस्थान नाव	
५) मुद्रांक विकत घेणाऱ्याचे नाव व राहणी	PIONEER SUPREME
६) हक्की अस्तित्वात त्याचे नाव, पत्ता व राहणी	
७) कुसन्त्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	100/-
२.५ खेडी	मुद्रांक पत्रेता, ला.क्र. १/१९९६, कोड क्र. ४६०१०४३
श्रीमती रत्नामाला कावरे	जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	

नागपूर

4-1, प्रकट

Signature



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

Affidavit can Declaration

I, Pratik S/o Chandrasant Satamwar (Authorized Partner) of M/s Pioneer Supreme (Promoter) of the proposed project "PIONEER EMERALD", duly authorized by the promoter of the proposed New Project, vide its authorization letter.

I, Pratik S/o Chandrasant Satamwar (Authorized Partner) of M/s Pioneer Supreme (Promoter) duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under-

1. a) That, the Promoter has a legal title report to the land on which the development of the proposed New 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. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before 30-06-2025.

4. **(a) For New projects:-**

That seventy per cent of the amounts realised by me 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.

That seventy per cent of the amounts to be realised 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 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
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 utilised 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-



9. section (2) of section 4, of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
10. That, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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:

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 on this day of **01st August 2022**.

**M/s PIONEER SUPREME
(Promoter)**



**Pratik Suramwar
(Authorized Partner)**

(Deponent)



SWORN Solemnly affirmed
by Above deponent
who is Personally Known
and Identified by _____
before me on this the 26th
day of Sept at Nagpur
2022

Signature
26/9/2022

**PURUSHOTTAM
N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M.S.)**

