



महाराष्ट्र MAHARASHTRA

2022

15AA 000977

27 SEP 2022

NOTARIAL REG.

ENTRY NO.: 2901

DATE: 30/09/2022

(FORM B)

Notary Head Clerk/Sr. Clerk

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of VIKAS LABHSETWAR, DEEPAK BENDRE, SUKHDEO DEULAKAR, RAJESHRI DEULAKAR, ASHOK GUNDAWAR, KISHOR KAPOOR, ASHA LABHSETWAR, SUMANT BENDRE, APARNA WAHANE, ANIRUDDHA KASHIKAR, PRAKASH KOTHALKAR, SUJATA KOTHALKAR, ADITYA KOTHALKAR, MOTIRAM KAPGATE, JAGDISH MARKAND, ANSHUL BABUTA, HEMANT KHOND & VANDANA KHOND Land owner Promoter of the Proposed project duly authorized by the promoter of the proposed project.

We, VIKAS LABHSETWAR, DEEPAK BENDRE, SUKHDEO DEULAKAR, RAJESHRI DEULAKAR, ASHOK GUNDAWAR, KISHOR KAPOOR, ASHA LABHSETWAR, SUMANT BENDRE, APARNA WAHANE, ANIRUDDHA KASHIKAR, PRAKASH KOTHALKAR, SUJATA KOTHALKAR, ADITYA KOTHALKAR, MOTIRAM KAPGATE, JAGDISH MARKAND, ANSHUL BABUTA, HEMANT KHOND & VANDANA KHOND, Land Owner Promoter of the Proposed project, do hereby solemnly declare, undertake and state as under:



Serial No. / Date
 28 SEP 2022

1	Serial No. (Nature of document) क्या संपत्ति कागजात दर्ज है ? (Whether it is so registered ?)	हाँ / नहीं (Yes / No)
2	संपत्ति का वर्णन (Property Description in English & Signature) मूल्य (Stamp Purchase Amount & Signature)	Rs. 1000/- Rs. 1000/-
3	इस संपत्ति का मालिक, इस व्यक्ति (If through other person then name, address & Signature)	Mr. R. Kamble Rajhul Nagar, Nagpur
4	दूसरा पक्ष (Name of the other party)	Smt. R. Kamble
5	स्टंप का मूल्य (Stamp Duty Amount)	Rs. 1000/-
6	प्रमाणित किया जाता है कि (Certified that)	Rs. 1000/-

L. No. 11 / 1996
 Stamp Vendor
 Rajhul Nagar, Nagpur
 Code No. 4601046



1. That promoter has a Legal Title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 26/12/2026.
4. That seventy per cent of the amounts to be realized 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
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 utilized 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-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 the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.



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 27TH day of SEPTEMBER, 2022.



DEPONENT



I, VIKAS LABHECHAND
OTHER
WHO IS PERSONALLY / KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 30th
DAY OF Sept 2022 AT NAGPUR



NARESH K. SIDAM
NOTARY
Nagpur 'M.S.' India