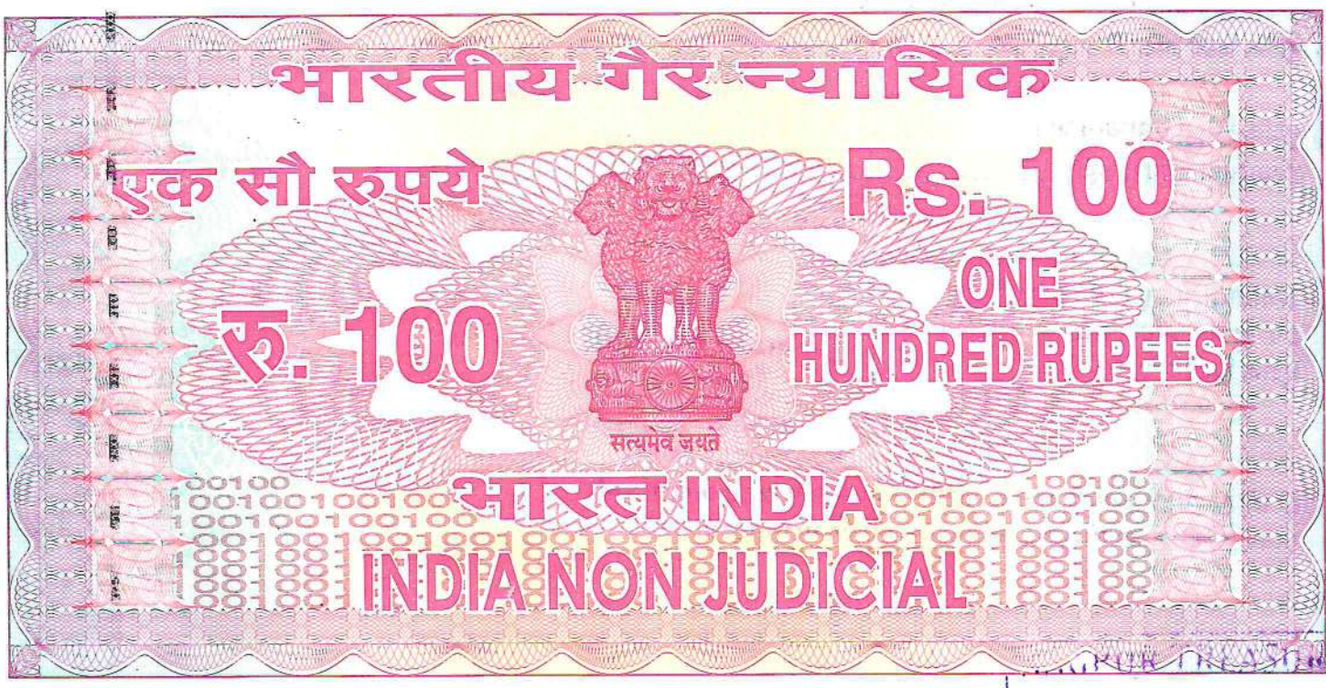


महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

15AA 597916
12 AUG 2022

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY No. 5468
DATE: 19/8/2022

S. R. MATTA
NOTARY
NAGPUR DIST. (M.S.)
INDIA
Regn. No. 6776
GOVT. OF INDIA

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mrs. ROHINI KALE , Mr. VINEET KHER , Mr. RAJESHWAR BHAKEY, Mrs. GIRJA BHAKEY, Mrs. USHA JAVKHEDKAR, Mr. MANGESH JAVKHEDKAR, Mrs. SUNITA KULKARNI, Mr. AMITABH KULKARNI, Mr. ASHUTOSH KULKARNI, Mr. ABHIJEET KULKARNI, Mrs. CHANDRIKA JOSHI, Mr. JIGNESH JOSHI, Mr. DEEPAK BHAVE, Mrs. SANDHYA PALSODKAR, Mr. RAJIV RAOLE, Mr. PRASAD KOTESHWAR, Mr. BASANT TIWARI & Mr. NITIN LABHE** Land owner Promoter of the Proposed project duly authorize **Mr. NARENDRA SATPUTE through Power of Attorney** to re-develop the proposed project.

We , **Mrs. ROHINI KALE , Mr. VINEET KHER , Mr. RAJESHWAR BHAKEY, Mrs. GIRJA BHAKEY, Mrs. USHA JAVKHEDKAR, Mr. MANGESH JAVKHEDKAR, Mrs. SUNITA KULKARNI, Mr. AMITABH KULKARNI, Mr. ASHUTOSH KULKARNI, Mr. ABHIJEET KULKARNI, Mrs. CHANDRIKA**

फक्त प्रतिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक..... 18028

दिनांक..... 19-08-2022

2) मुद्रांक विकत घेणाऱ्याचे नाव..... Shankar Nagar Yog

रहिवासाचा पत्ता व सही..... Delta Developers

.....

Prop. Narendra Satpute .....

3) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण Reoa Rajsprafim 19-08-2022

सुबोध एस. ढेंगरे
हॅप्पी व्हेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
मोबा.नं. 9561059

For Rupesh

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

JOSHI, Mr. JIGNESH JOSHI, Mr. DEEPAK BHAVE, Mrs. SANDHYA PALSODKAR, Mr. RAJIV RAOLE, Mr. PRASAD KOTESHWAR, Mr. BASANT TIWARI & Mr. NITIN LABHE Land Owner Promoter of the Proposed project duly authorize **Mr. NARENDRA SATPUTE through Power of Attorney** , do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the re-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 31/12/2025.

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.

NOTARY NAGPUR (M.S.) INDIA Regn. No. 6776 GOVT. OF INDIA


R. M. KATE
NOTARY
NAGPUR DIST. M.S.

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 therefrom.

Verified by me at **Nagpur** on this **19th** day of August. **2022.**

DEPONENT

NOTARY MRS. S. R. MATTA NAGPUR DISTT. (M.S.) INDIA REGD. No. 6776 GOVT. OF INDIA

S. R. MATTA NOTARY NAGPUR DIST. (M.S.) INDIA Regn. No. 6776 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 19 DAY OF Aug 2022 AT NAGPUR BY SHRI / SMT/KU. Rohini Kale R/O NAGPUR WHO HAS BEEN IDENTIFIED BY SHR / SMT. ADVOCATE, NAGPUR.

Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-B, Clark Town, Nagpur-14

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL