

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

15AA 756031

23 SEP 2022

Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 26077
DATE 12/10/2022

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 **M/s. ARA HABITATS LLP - MAHALAXMI NAGAR – 28 (Sector- 1),** Kh. No. 56/A, P. H. NO. 72, Mouza–Sondapar, Tahsil – Hingna, District – Nagpur - 441108, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12-10-2022;

I/We, **1) SHRI. RAHUL JAGDISH BONDRE 2) SHRI. ATUL PREMCHAND TAJPURIYA** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY Sadashiv Mestram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05-12-2024 GOVT. OF INDIA

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

26 SEP 2022

१)	मुद्रांक विक्री नोंद वही अनुक्रमांक	25445 /दिनांक
२	दस्ताचा प्रकार	
३)	दस्त नोंदणी करणार असेल तर ?	
४)	मिळकतीचे थोडक्यात वर्णन	
५)	मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६)	हस्ते असलेल्यास त्याचे नाव पत्ता व सही	
७)	दुसऱ्या पक्षकाराचे नाव	
८)	मुद्रांक शुल्क रक्कम	100

ARA HABITATS LLP NAGPUR

एकनाथ दरोडे	मुद्रांक विक्रेता. ला.क्र.१४/१२८६ कोड क्र.४६०५०१८ जिल्हाधिकारी परिसर,ता. कार्यालय. नागपूर (शहर)

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

NOTARIAL REG.

NAGPUR

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 20-10-2028 from the date of registration of project;

4. (a) For new projects :

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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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 utilised 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

1) _____

2) _____

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 12 **October** day of **2022**



Deponent



Deponent

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No 15840 GOVT. OF INDIA

NOTARY Sures. Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05.12.2024 GOVT. OF INDIA

Sworn before me on this 12th day of Oct 20 22 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

12.10.2022

NOTARY Suresh S. Meshram Govt. of India Nagpur (M.S.) India

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