भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG.
ENTRY NO. 28370
DATE 18/11/2022

NAGPUR TREASURY
14AA 900925
11 OCT 2022
Stamp Head Clerk/Sr. Clerk

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. SOHANLAL REALTY PRIVATE LIMITED THROUGH DIRECTOR SUSHILKUMAR SOHANLAL AGRAWAL, MAHALAXMI NAGAR–25, (Sector-3), KH. NO. 156/3/1,** MOUZA-JAMTHA Tahsil-Nagpur (Rural), District–**Nagpur–441108**, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18-11-2022;

I/We, **SHRI. SUSHILKUMAR SOHANLAL AGRAWAL** Director of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

NOTARY Sures. Sadashiv Meshram Nagpur Maharashtra India Regn. No. 1520 My Term Expires on 05-12-2024 GOVT. OF INDIA

१) दस्त प्रकार/अनुच्छेद क्रमांक

२) दस्त नोंदणी करणार आहेत काय ? होय/नाही

३) नोंदणी होणारु असल्याय दुय्यम निबंधक कार्यालयाचे नाव दुय्यक निबंधक क्र.

४) मिळकतीचे वर्णन

५) मोबदला रक्कम

६) मुद्रांक विकत घेणाऱ्याचे नाव.

७) दुसऱ्या पक्षकाराचे नाव

८) हस्ते असल्यास त्यांचे नाव व पत्ता

९) मुद्रांक शुल्क रक्कम

१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 25862 /दिनांक 11 OCT 2022

११) मुद्रांक विकत घेणाऱ्याची सही

Schanlal Realty Pvt. Ltd. Nagpur

ना.गणेश मं. मोहाडीकर

मुद्रांक विक्रेता, ला. क्र. १५/९१, कोड क ४६०१०३
जिल्हाधिकारी परिसर, न. कार्यालय, नागपुर (शहर

NOTARIAL REG. ENTRY NO.

NOTARY GOVT. OF INDIA

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 realized 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 realized 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 utilized 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

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 18th **November** day of **2022**



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 18th
day of NOV 2022 at Nagpur by
Shri/Smt./Ku. Above deponent
R/o Nagpur who has been identified
by Shri/Smt. .....
Advocate, Nagpur

18.11.2022

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

