

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

NAGPUR TREASURY
ZN 873057
2 E JUN 2022
Stamp Head Clerk/Sr. Clerk

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Nanik Realties LLP, promoter of the proposed project.

I, Praveen I Balany, Partner of Nanik Realties LLP promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title to the land on which the development of the project is proposed. AND a legally valid authentication of title of such land along with an authenticated copy of the Agreement of Development between such owner and promoter for Purchase and development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is up to Dt. 31/05/2026.

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करण्यासाठी.....

प्रतिज्ञापत्राबाबतचे कारण.....

मुद्रांक विक्रत घेणाऱ्याचे नाव व सहिबाबतची दिनांक.....

मुद्रांक विक्री झाल्याची नोंद वही अनुक्रमांक/दिनांक.....

मुद्रांक विक्रत घेणाऱ्याची सही/दिनांक.....

परवानाधारक मुद्रांक विक्रेत्याची सही व सौ. सविता एन. चांदूरकर
परवाना क्रमांकासंह मुद्रांक विक्रीचे ठिकाण
स्टॅम्प व्हेंडर,
लॉ. नं. २०/१९९२
दु.नि.छ.५, नागपूर-शहर
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14

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7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has 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, on any grounds.

M/s. Nanik Realties LLP

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 04th day of July 2022

M/s. Nanik Realties LLP

Deponent

(ADV. VIJAY LALWANI)

NOTARY CHANCHAL KHURANA Nagpur Dist. (M.S.) INDIA Regd. No. 6386 GOVT. OF INDIA

Before me on this 4 day of July 2022 At Nagpur by Shri / Smt. Above deponent who has been identified by Shri / Smt. Advocate Nagpur

NOTARY GOVT. OF INDIA