

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 14AA 899451

NOTARIAL REG.
ENTRY No. 24702
DATE: 19/11/2022

कोड न. 202003
श्री विलास गो. बोकडे
मुद्रांक विक्रेता ला. नं. ३८/९५
तहसिल कार्यालय परिसर, हिंगणा

Sub Treasury Officer
Hingna
18 NOV 2022
Sub Treasury Officer
Hingna

FORM -'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr.Soumyak S/o. Suryaprakash Dhawale, one of the Promoter of the proposed project.

I, Mr.Soumyak S/o. Suryaprakash Dhawale, Aged about 22 years, R/o. Flat No. C-202, Wing C, Paradise Hills, Hingna Road, Wagdhara, Wanadongri, Nagpur 441110, being one of the Promoters of the proposed project 'MauliDham' do hereby solemnly declare, undertake and state as under:

1. That, the Promoter firm has a legal title to the land on which the development of the project isproposedto be carried out.

2. That, the said land bearing Khasra No.62, of MouzaHingna Ta. Sa. Kra. 49, TalukaHingna, District Nagpur is free from all encumbrances, except that, Plot Nos. 5, 9, 10, 12, 23, 28, 44, 45 &

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52, are sold to respective purchasers vide registered Sale Deed. Further Plot Nos. 3, 6, 7, 14, 20, 21, 22, 25, 26, 29, 30, 31, 48, 50, 53, & 55 are Agreed by the Promoters that, they shall sell the same to respective purchasers. Further Plots No. 1, 2, 15, 16, 19, 43, 47, and 54 are mortgaged by the promoters with financial institution.

3. That the time period within which the project shall be completed by the Promoter firm is by 31/12/2024.

4. That, seventy per cent of the amounts realized by the Promoter firm for the real estate project from the proposed 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn inproportion to the percentage of completion of the project.

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 That, the amounts from the separate account shall be withdrawn after it is certified by anengineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That, the promoter firm shall get the accounts audited within six months after the end of everyfinancial 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 hasbeen in compliance with the proportion to the percentage of completion of the project.

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

9. That, the promoter firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, the promoter firm shall not discriminate against any allottee at the time of allotment of any apartment,on any grounds.

Nagpur

Date 18/11/2022

The Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true andcorrect to the best of my knowledge and I have not concealed any material facts. Verified on this 18th day of November 2022.

The Deponent

I know and identify the Deponent

Advocate

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NOTARY
BRAJESH N. PRASAD
DIST. NAGPUR
(M.S.) INDIA
Regn. No 7206
GOVT. OF INDIA

...WORN / SOLEMNLY AFFIRMED
BY .....
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY .....
BEFORE ME THIS THE 19
DAY OF .....
AT NAGPUR



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