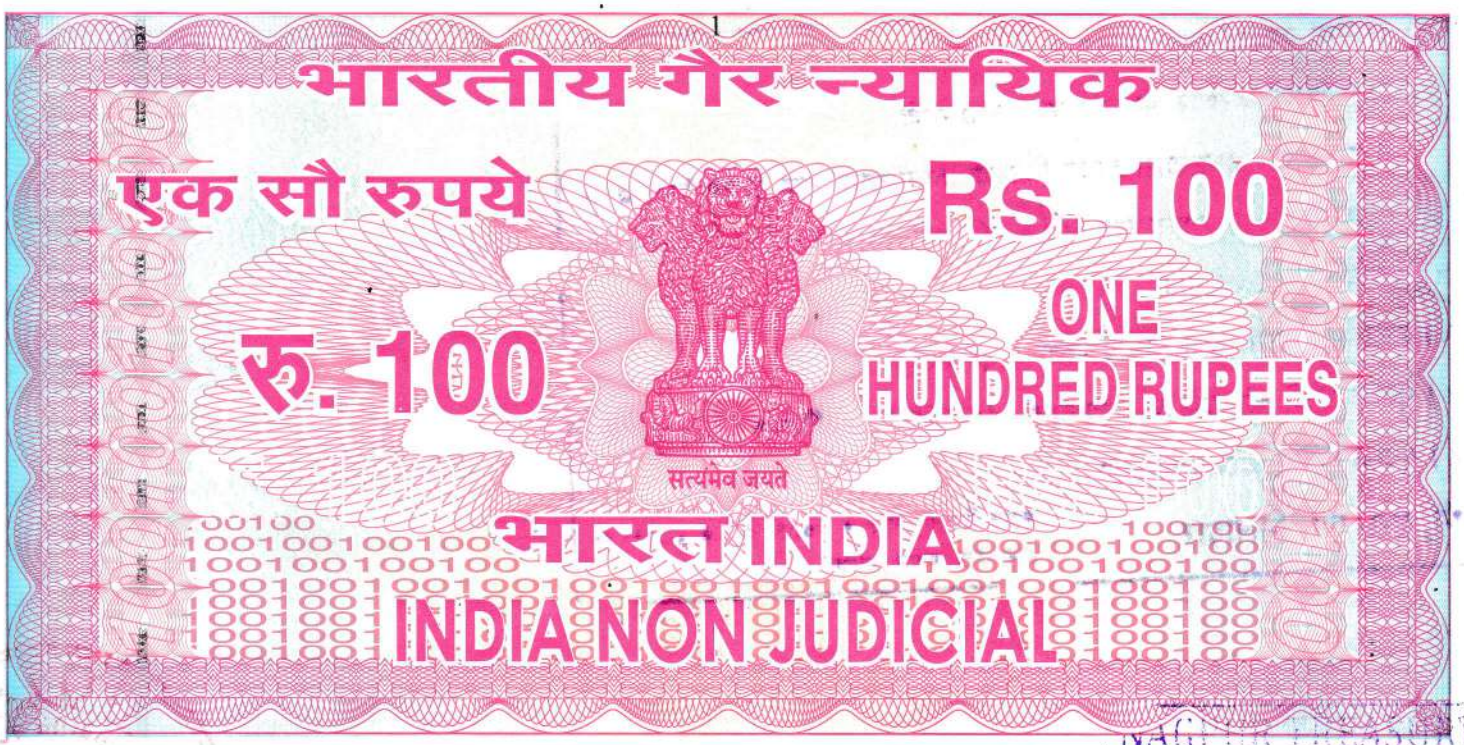


महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

ZN 011318

30 JUN 2022

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 1852
DATE 06/07/2022

FORM -'B'
[See rule 3(4)]

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 Empower Infrastructure Through Proprietor Shri. Manoj Ramdas Kakde of the Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06/07/22

We, M/S Empower Infrastructure Through Proprietor Shri. Manoj Ramdas Kakde of the Promoter of the proposed project / dub authorized by the promoter of the proposed project, do hereby declare, undertake and state as under;

1. M/S Empower Infrastructure Through Proprietor Shri. Manoj Ramdas Kakde has/have legal title to the land on which the development of the project is proposed is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

NOTARY Mrs. Aparna Subodh Mule Nagpur (M.S) India Regd. No. 21890 My Term Expires on 17-03-2025 GOVT. OF INDIA

2. That details encumbrances as per legal report including details of any rights. Title, interest or name of any party in or over such land, along with details.

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

१) दस्तमध्ये प्रकार/अनुच्छेद क्रमांक 9-अ(1)

२) दस्त नोंदणी करणार आहेत काय ? होय नाही

३) नोंदणी नसणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दस्त निष्पादन क

४) पक्षकार भिन्न भाषिक असल्यास नाव M/S Empower Infrastructure.

५) दुसऱ्या पक्षकाराचे नाव

६) वरील असल्यास त्याचे नाव व पत्ता Anil.

७) मुद्रांक विक्री नोंद वही व अनुक्रमांक 13852 दिनांक 6/7/2022

८) मुद्रांक विक्रेत घेणाऱ्यांची सही

श्री. एस एम. निलावार

मुद्रांक विक्रेता, ला.क.७ २००१ कोड क ४८०००...
दुय्यम कोक बहाल नागपूर

NOTARY
Mrs. Aparna Subhash Nagpur
GOVT. OF INDIA
Regn. No. 890
Valid upto Expires on 17-03-2025

4. 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/development 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.
7. That, We/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, We/promoter shall take all the pending approvals on time from the competent authorities.
9. That, We/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We/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.

NOTARY Mrs. Aparna Subodh Mude Nagpur (M.S.) India Regn. No. 21890 My Term Expires on 17-03-2025 GOVT. OF INDIA

Deponent
M/S Empower Infrastructure
Through Proprietor Shri. Manoj Ramdas Kakde

VERIFICATION

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on **this** 6 **day of JULY 2022**

NOTARY Mrs. Aparna Subodh Mude Dist.NAGPUR. (M.S.) INDIA REGN. NO 21890 My Term Expires On 17/03/2025 GOVT. OF INDIA

Deponent
M/S Empower Infrastructure
Through Proprietor Shri. Manoj Ramdas Kakde

BEFORE ME
06/07/2022
Mrs. Aparna Subodh Mude
B.Sc. LL. B
Advocate & Notary
Amba Nagar,
Manewada [illegible] 27 (M.S.)

CANCELLED NOTARIAL NOTARIAL NOTARIAL CANCELLED NOTARIAL NOTARIAL