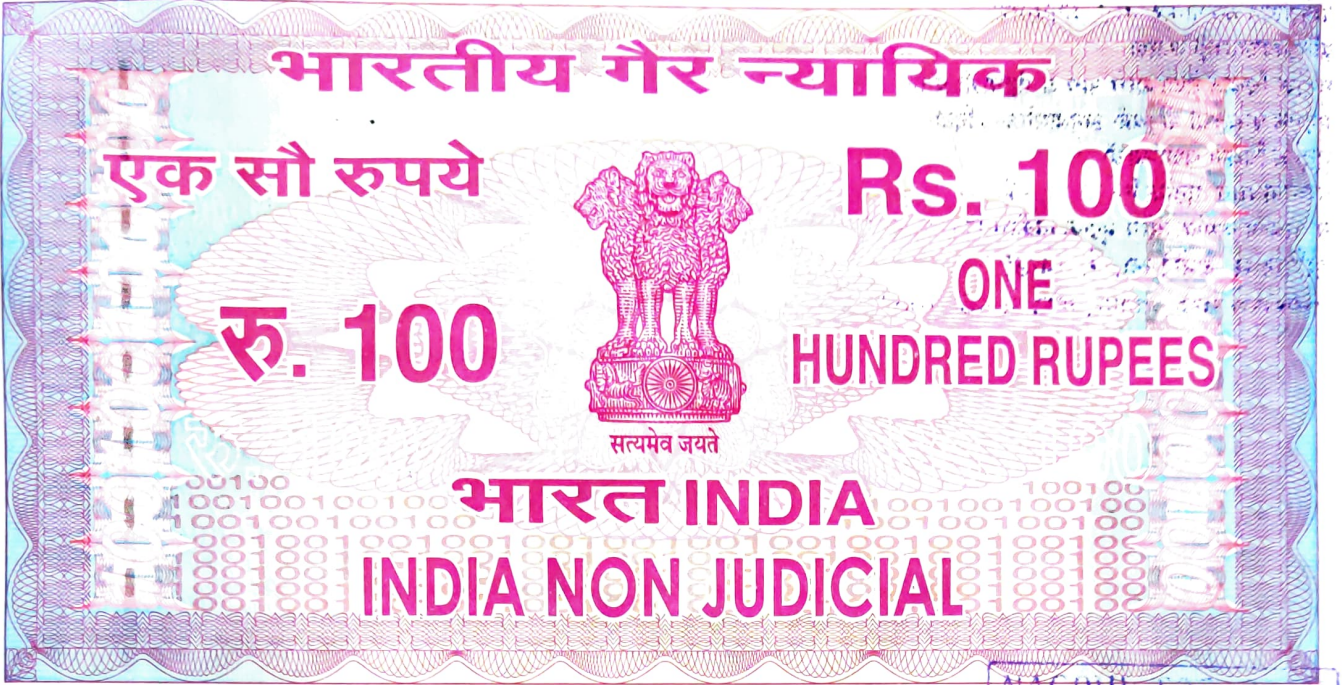




महाराष्ट्र MAHARASHTRA

2022

11AA 836256

06 JAN 2023

NOTARIAL REG
ENTRY NO. 1104
DATE 7/1/23

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 RAUT BUILDER & DEVELOPER acting through its proprietor Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/11/2022.

I, M/S RAUT BUILDER & DEVELOPER acting through its authorized proprietor VIJAY KASHINATH RAUT promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare undertake and state as under:

1. That the Promoter have has a legal title report to the land on which the development of the proposed project is proposed

OR



फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे

प्रतिज्ञापत्रासाठी कारण

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता

मुद्रांक बाबतची नोंदवही अनुक्रमांक- /दिनांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीसाठी सही

य परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

अनिल स. बनोदे ला. नं. 14/95

चक्रवर्ती चौक, नागपूर, कोड नं. 4601051

२१/१२/२३

४६५४९

०६१०९/२०२३

२१/१२/२३ दिनांक ३१/१२/२३

१/१२/२३

अनिल स. बनोदे

M/S RAUT BUILDER & DEVELOPER acting through its authorized proprietor **VIJAY KASHINATH RAUT** have/has a legal title to the land on which the development of the proposed project 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.

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

OR

That, details of encumbrances _____ 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 is 31/10/2024.
4. That, seventy per cent of the amount realized by /Promoter for the real estate project from the allottees from time to time shall be deposited by separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that propose.
5. That, the amount from 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 amount from the separate account shall be withdrawn after it is certificate by an engineer an architect and a chartered accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That, I / Promoter shall get the account audited within six months after the end of every financial year by a chartered accountant in practice shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / Promoter shall take all the pending approval on time from the competent authorities.
9. That I / Promoter have /has finished such other document as have been prescribed by the rules and regulation made under the Act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment plot or building as the case may be or any grounds.

Raut Builder & Developer

V Raut

(Deponent)

Proprietor

Verification

I, the deponent above, do hereby verify the content of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Witnessed by me at on this 11th day of November 2022.

Raut Builder & Developer

V Raut

(Deponent)

Proprietor



NITIN N. PATIL

Advocate & Notary
P. No. 191/A, Chhatrapati Nagar
Ring Road, NAGPUR-465 001

Sworn
day of Jan 2023
Shri. Raut Bldg. Dev. by
Raut Bldg. Dev. by
by Shri. Raut Bldg. Dev. by
Advocate, Nagpur

[Signature]
NOTARY
Govt. of India
Nagpur (M.S.) INDIA