



महाराष्ट्र MAHARASHTRA

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97AA 211056

26 JUL 2024

NOTARIAL REG.
ENTRY NO. 4702
DATE 07/08/2024

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 05/08/2024.

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.



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 **31/10/2026**.
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 That, the amount from separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amount from the separate account shall be withdrawn after it is certificate by an engineer an architect and a chartered accountant in practice that the withdrawal proportion to the percentage of completion of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 & Developers
(Deponent) V. K. Raut
Proprietor

Verification

I, the deponent above, do here by verify the content of my above affidavit cum Declaration are true and correct to the best of my knowledge and I havenot concealed any material facts.

Verified by me at on this 07th day of August 2024.

Raut Builder & Developers
(Deponent) V. K. Raut
Proprietor



Sworn before me on this 07th day of Aug 2024 at Nagpur by Shri/Smt./Ku V. K. Raut Nagpur who has been identified by Shri/Smt. self Advocate, Nagpur.

07/08/2024
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

