



महाराष्ट्र MAHARASHTRA

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10AA 310440

NOTARIAL REG

ENTRY NO. 148

DATE 10/01/2023

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. GUNWANT ANANDRAO MAKDE R/o Bhilgaon, Tah. Kamptee, Dist. Nagpur - 441002 he is one of the Promoters of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10/01/2023;

I, Mr. GUNWANT ANANDRAO MAKDE 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, I 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 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.
3. That the time period within which the project shall be completed by me/Promoter 31st October 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



फक्त प्रतिज्ञापत्र साठी

मुद्रांक विक्री नोंद अ.क्र. १९६६ दि. १०/१/८३

मुद्रांक विक्रय घेणाऱ्याचे नाव

पत्ता

मुद्रांक विक्रय घेणाऱ्याची सहाय

ज्या कारणास्तरी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणास्तरी

खरेदी करण्यापसून ६ महिन्यांत वार वार बघनकराव जाण

सी. बेबी वसंतराव काळे

स्टॅम्प वेंडर प.क्र.: 1/1987

कोड नं.: 4602002

तह. कार्यालय कामटी वि. नावपुर



scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

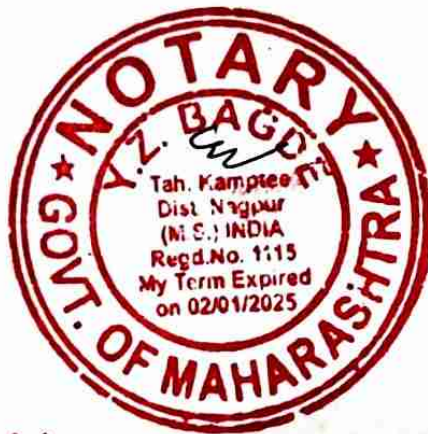
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I / 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, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / 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.


Deponent

Verification

I, the Deponent above, do hereby 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 10th day of January 2023


Deponent



SWORN / SOLEMNLY AFFIRMED

BY Gurwant Anandruo makde

R.O. Bhilgaon

WHO/IS/ ARE PERSONALLY
KNOWN TO ME / IDENTIFIED BY

Self

BEFORE ME THIS THE 10th Jan
DAY OF 2023 AT KAMPTEE

Y. Z. Bagde

Y. Z. BAGDE

Notary

Tah. Kamptee Dist. Nagpur (M.S.) India

