भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 857275

16 DEC 2022

Sr. Clerk

NOTARIAL REG
ENTRY NO 3656
DATE 24/12/23

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **SACCHIDANAND REALITIES**, Promoter of the Proposed project **Through its Promoter Pravin Wamanrao Bhoyar** duly authorized by the promoter of the proposed project.

I, **Pravin Wamanrao Bhoyar**, the promoter of **SACCHIDANAND REALITIES**, Promoter of the Proposed project named and styled as **"MAYA NAGARI PARK - 1"**, situated at Khasra No.120 (part), 121 (part), 122 & 123, Mouza: Karli, situated within the limits of Grampanchayat Kalmeshwar in Tahsil: Kalmeshwar District: Nagpur, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter from the date of registration is 31/12/2024.

NOTARY HAIDARI NAUSHAD SHAIKH GOVT OF INDIA

फक्त प्रतिज्ञापत्रासाठी

१) मुद्रांक विक्री नोंदवही अनुक्रमांक ..... ४१५०९.....

दिनांक २०/१२/२२.....

२) मुद्रांक विकत घेणाऱ्याचे नाव ..... सच्ची दामदरियानिज.....
रहीवासाचा पत्ता व सही

एम. ओ/१२.....

.....

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

राहुल आर. घुटके
स्टॅम्प व्हेन्डर ला. नं. ३१/९५
दु.नि.क्र.८, नागपूर शहर
कोड नं. ४६०१०५०

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेपासून ६ महिन्यात वापरणे बंधनकारक आहे.

4. That seventy per cent of the amounts to be realized hereinafter by 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 and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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.

7. That the promoter shall take all the pending approvals on time from the competent authorities.

8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

SACCHIDANAND REALITIES

Proprietor

DEPONENT

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Nagpur** on this 7th day of **February, 2023.**

SACCHIDANAND REALITIES

Proprietor

DEPONENT

SWORN/SOLEMNLY AFFIRMED
BY P. W. Bhoyar
WHO IS PERSONALLY/KNOWN
TO ME /IDENTIFIED BY
BEFORE ME THIS THE 24
DAY OF Feb. 23 AT NAGPUR.

HAIDARI NAUSHAD S. ALI
NOTARY
NAGPUR DIST (M.S.) INDIA

NOTARY HAIDARI NAUSHAD S. ALI NAGPUR Dist. M.S. India REGD. No. 4594 GOVT. OF INDIA

SEAL OF NOTARY HAIDARI NAUSHAD S. ALI NAGPUR DISTT. (M.S.) INDIA REGD. No. 4594 GOVT. OF INDIA

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