



महाराष्ट्र MAHARASHTRA

2022



448141

18 NOV 2022

Affidavit Cum Declaration

Affidavit - cum - Declaration of **Ms. Prasanna Developers** (Project Moreshwar Park - 7, Khasra No. 110/2/3/A, P. H. No 42, Mouza - Jamtha, Tah.- Nagpur (Gramin), Dist - Nagpur through - Mr. Nikhil Prakash Chaple promoter of the proposed project, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

1 **Mr. Nikhil Prakash Chaple** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

- That I /promoter have / has a legal title Report to the land on which the development of the project is proposed.

OR

- Have / has a legal title Report to the land on which the development of the proposed project is to be carried out

१. दस्तावेज प्रकार अनुसूचित क्रमिक	02/12
२. दस्त नोंदणी करणीर आहत काय ?	सो, काय
३. नोंदणी होणार असल्याय दुय्यम निबंधक कार्यालयचे नाव	दुय्यम निबंधक
४. मिळकतीचे वर्णन	
५. मोबदला रक्कम	
६. मुद्रांक विकत घेणाऱ्याचे नाव	पु.स. ६६१/३०६०५२
७. दुसऱ्या पक्षकाराचे नाव	
८. हस्त असल्यास त्याचे नाव	शे.पि. वैजम
९. मुद्रांक शुल्क रक्कम	
१०. मुद्रांक विक्री नोंद वही अनु. क्रमांक	३३५०९ दिनांक २१/११/२०२२
११. मुद्रांक विकत घेणाऱ्याची सही	
यशवत एस. पाटील	
मुद्रांक विक्री. त. इ. ३३५०९. मद्रास	
जिल्हाधिकारी कार्यालय, त. कायलास, नांदुरा, कन्नड	

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. (31/12/2028)

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 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / The promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Prasanna Developers
Proprietor

Prasanna Developers

Proprietor

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 18 Jan Day of 2023

Prasanna Developers

Prasanna Developers Proprietor
Proprietor



SWORN BEFORE ME ON THIS 18/1/23 AT NAGPUR BY
SHRI/SMT./KU. ASALE
R/O. WHO HAS BEEN IDENTIFIED
BY SHRI/SMT. BAKSHI
ADVOCATE, NAGPUR.

Karamjeet Kaur Bakshi
NOTARY
Govt. of India
Nagpur Dist. (M.S.) India

