

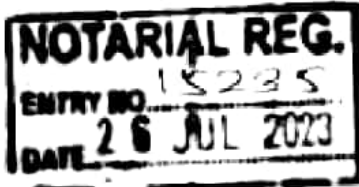


महाराष्ट्र, MAHARASHTRA

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NAGPUR TREASURY
34AA 057327

13 APR 2023



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Raunak S/o. Shishir Diote, aged about 32 years, Occupation Business R/o, 153 B Shivaji Nagar Nagpur, Partner of Rachana Developers having it office at 4th Floor Plot No. 5 Gorepeth Layout, West High Court Road Dharampeth Nagpur-440010. the PROMOTERS of the proposed project "RACHANA PURVA"

1) We, Mr. Raunak Shishir Diote, Mrs. Nilima Shishir Diote, Mr. Shishir Shankarrao Diote promoter of the proposed project "Rachana Purva" located at Plot no. 5, KH. No. 22/1-2-3/3, Borgaon, Nagpur- 440013.

1. That, the Promoter Firm has legal Title to the portion of Land on which the development of the Project is being undertaken and legally valid authentication of

फक्त प्रांतेज्ञापत्रासाठी

1) मुद्रांक विक्री बोटवही अनुक्रमांक..... 1319
दिनांक..... 13-04-2023

2) मुद्रांक विकत घेणाऱ्याचे नाव.....
रहवासाचा पत्ता व सही..... Rachana Developers New

for Karmachari Office

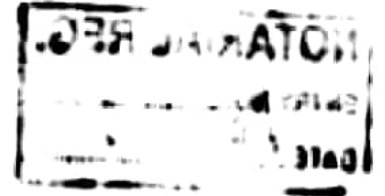
3) परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच
मुद्रांक विक्रीचे ठिकाण

13-04-2023

सुबोध एल. केंजरे
रटन बोंडा ला. नं. 2/96
जिल्हाधिकारी परिसर,
महिला आवासीय, नागपूर
फोन नं. 4601059

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात बापरणे बंधनकारक आहे

for
[Signature]



title of such land along with copy of the Sale Deed in favour of the firm is enclosed herewith.

2. That, the project land is free from all encumbrances.
3. That, Project "RACHANA PURVA" shall be completed in all respects by **30 / 06 / 2026**
30th JUNE 2026.
4. That, 70% of the amounts to be realized by the firm for the said project from the Purchaser/s hereinafter time to time, shall be deposited in a separate account to be maintained in a scheduled Bank to cover the cost of development 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in accordance with Rule 5.
6. That Promoter firm 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 Account 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 Firm shall take all pending approvals on time from the concerned competent authorities.
8. That the Promoter Company 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 Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter firm shall not discriminate against any purchaser at the time of allotment of any Apartment.



VERIFICATION

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me on this 26 day of July 2023 at Nagpur.

For M/s Rachana Developers

Mr. Shishir Shankarrao Diote

Mrs. Nilima Shishir Diote

Mr. Raunak Shishir Diote

DEPONENT



Sworn before me on this 26th
day of July 2023 at Nagpur by
Shri B.M. Mal As - base
Sub Signer who has been identified
by Shri B.M.
Advocate, Nagpur.

M. K. Singh
NOTARY
Govt. of India
Nagpur (M.S.) India

26 JUL 2023

