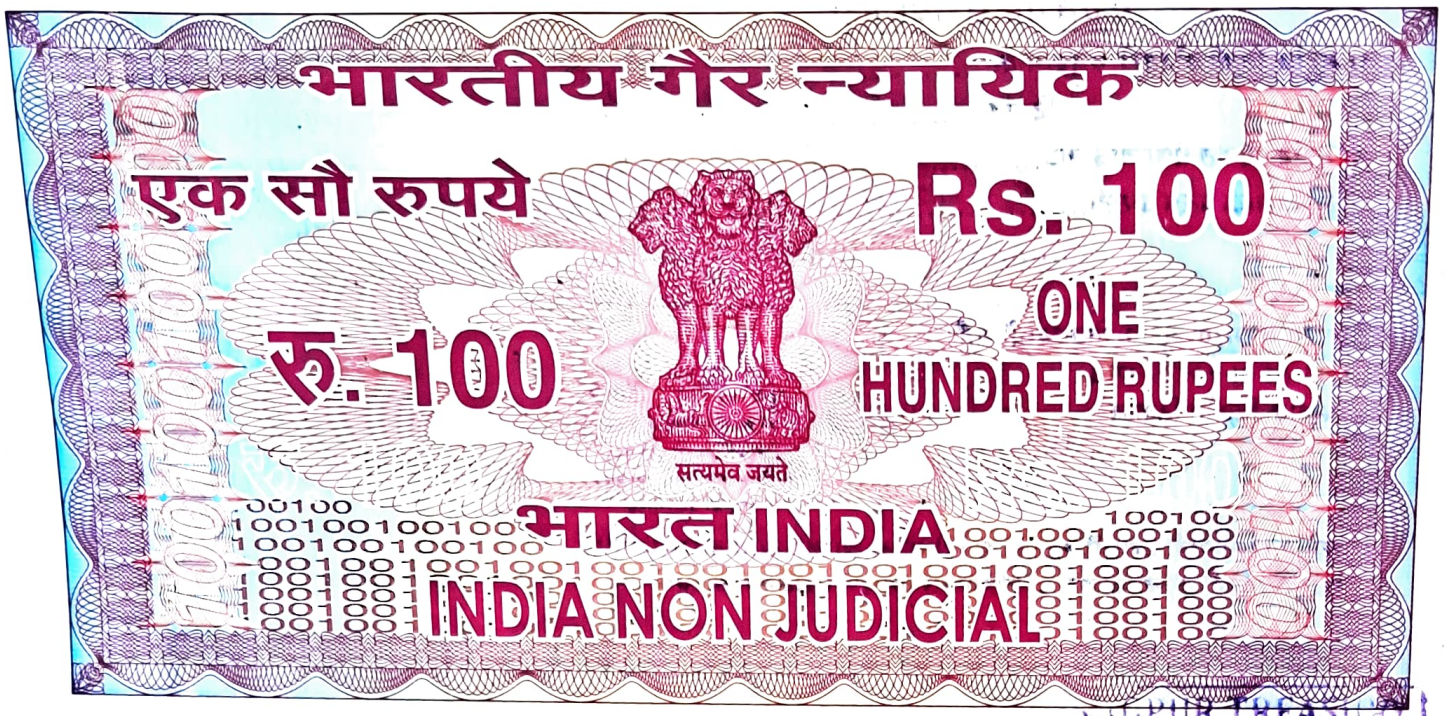


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

52AA 977120

28 AUG 2023

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 15995
DATE 05/10/2023

SEAL OF NOTARY * INDIA * GOVT. OF NAGPUR * ARCHANA D. JAISWAL * (M.S.)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **RACHANA DEVELOPERS** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated —.

We, **1) Mr. Raunak Shishir Diote 2) Mrs. Nilima Shishir Diote and 3) 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.**

Duly Authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

फक्त प्रतिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक..... 16352

दिनांक..... 11-08-2023

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही..... Rachana Developers Wns Building No

For Smita Zodape

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

11-08-2023

For

सुबोध एस. ढेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसील कार्यालय, नागपूर
मो.नं 4601059

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

of 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.

OR

That details of encumbrances NA including dues and litigation, details of any rights, title, interest, or name of any party in or over such land, along with details.

3. That, Project "**RACHANA PURVA**" shall be completed by us from the date of registration of project in all respects by 30/06/2026.

4. **a) For new project:**

That 70% of the amounts to be realized by the us/promoter/co-promoter for the said project from the allottees/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.

b) For ongoing project on the date of commencement of the Act

(i) That seventy percent of the amounts to be realized hereinafter by me/promoter/co-promoter for the real estate project from the allottees, from 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.

OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter/co-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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 we/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 Accountantand 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 we/ the Promoter Firm shall take all pending approvals on time from the concerned competent authorities.

8. That we/the Promoter Firm 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 we/the Promoter Firm 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 allottee/purchaser at the time of allotment of any Apartment, plot or building, as the case may be.

VERIFICATION

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

Verified by us on this 5th day of October 2023 at Nagpur.

For M/s Rachana Developers

Mr. Raunak Shishir Diote,

Mrs. Nilima Shishir Diote,

Mr. Shishir Shankarrao Diote

SEAL OF NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVT. OF INDIA

NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVERNMENT OF INDIA

SEAL OF NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Be Sworn Solemnly Affirmed by on above

Who is personally Known to me / identified by e

before me on this 05th day of Oct 2023 at Nagpur

05/10/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010.