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
48AA 863700
26 SEP 2023
Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY No. 284
DATE 11/11/2023

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. ARA HABITATS LLP - MAHALAXMI NAGAR – 33 (Sector – 3), P. H. No. 42, Kh. No. 255**, Mouza– Jamtha, **Tahsil**-Nagpur (Rural) **District–Nagpur - 441108.**, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11-11-2023;

I/We, **1) SHRI. RAHUL JAGDISH BONDRE 2) SHRI. ATUL PREMCHAND TAJPURIYA 3) SHRI. HARSH ANISH CHHAJED** 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 / promoter have / has a legal title Report to the land on which the Development of the project is proposed

OR

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

AND

२१९३३ 28 SEP 2023

दस्त नोंदणी करण्यात आलेले आहे? हाय/नाही

नोंदणी मे शोधण्यात वर्णन -

मुद्रांक विक्रीचे कार्यालय जिल्हा व उपजि... ॥ आर ॥. हॅबिटेट मल्लमली रु

दस्त हाताळणाऱ्या व्यक्तीचे नाव, पत्ता व सही

ज्या पक्षकाराचे नाव

एकूण मुल्य रुपये

जी. बी. भोयर

मुद्रांक विक्रेता, ना.क्र. ११/८६, कोड क्र. ४६०१०४०
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

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

NOTARIAL FEES
ENTRY No.
DATE

GOVT OF INDIA

a legally valid authentication of title of such land.

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

3. That the time period within which the project shall be completed by me/promoter 27-12-2028 from the date of registration of project;

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

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

(i) That seventy per cent of the amounts to be realised hereinafter 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 shall be withdrawn in accordance with Rule 5

6. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That I/ 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 I / the 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

1) _____

2) _____

3) _____

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 at **NAGPUR** on this 11th November day of **2023.**

Deponent



Deponent



SWORN BEFORE ME ON THIS 11th
DAY OF NOV 2023 AT NAGPUR BY
SHRI / SMT./ KU. Aparna Deparkar
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

MRS. S. R. MATTA
ADVOCATE & NOTARY
28-B, Clarke Road, Nagpur-MS

Deponent

