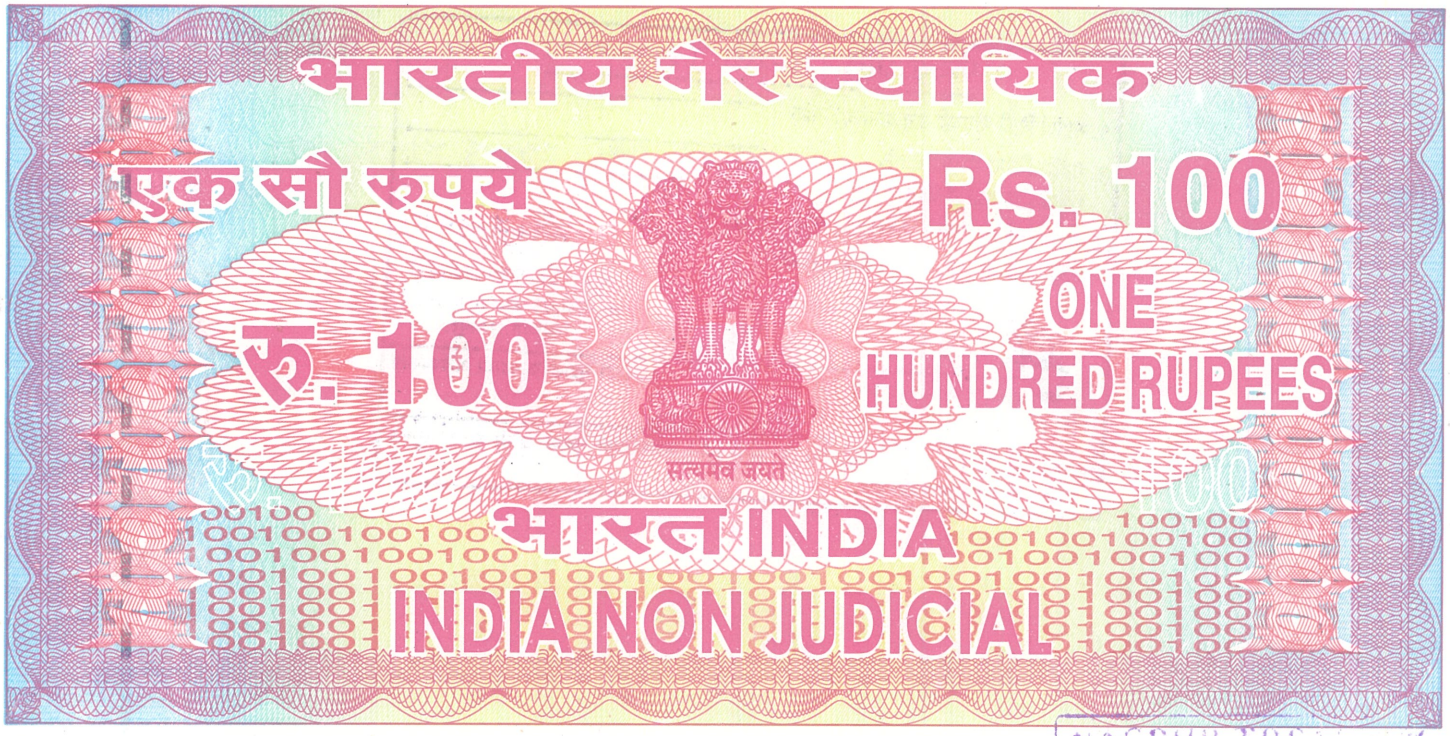


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

48AA 858365

26 SEP 2023

Stamp Head Clerk / Sr. Clerk

NOTARIAL Reg.
ENTRY No 901/2023
Date 27/11/2023

NOTARY P. P. MALWATKAR Reg. No. 5384 NAGPUR GOVT. OF INDIA

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **M/s. SADHURAM AND SONS**, Developer of the Proposed project **Through its Partner Mr. Pawan Shyamsunder Bhalotiya** duly authorized promoter of the proposed project.

I, **Mr. Pawan Shyamsunder Bhalotiya**, the partner of **M/s. SADHURAM AND SONS,** Promoter of the Proposed project named and styled as **"HAPPY HOMES",** situated at Plot No.636, CTS 413, Sheet No. 71, 72, 78, Mouza-Chikhali(Deo), TAH- Nagpur, District- Nagpur, 440008, 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 31/03/2027.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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

SADHURAM & SONS

Partner

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 **27th** day of **November, 2023.**

SADHURAM & SONS

Partner

DEPONENT

NOTARY P.P. MALWATKAR Reg. No. 5384 NAGPUR GOVT. OF INDIA

SEAL OF NOTARY P.P. MALWATKAR Distt. Nagpur (M.S) INDIA Regd. No.: 5384 GOVT. OF INDIA

Sworn before me on this 27 th day of Nov 2023 at Nagpur by Shri / Smt. / Ku. Parveen S. Bafatiya R/o. Nagpur who has been identified by Shri / Smt. M/s. Sadhuram & Sons. Self. Advocate, Nagpur

NOTARY
Govt. of India
Nagpur (M.S.) INDIA

भारत INDIA FIVE RUPEES NOTARIAL

Cancelled Cancelled