भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 76AA 756708

02 JAN 2024

Stamp Head Clerk / Sr. Cl...

NOTARIAL REG.
ENTRY NO. 518
DATE 05/01/2024

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 – **1) Smt. Hansa Kantibhai Patel, through P.O.A. Shri. Chhaganlal Kuwarjibhai Patel-** **"KAVERI ESTATE",** P. H. No. 38-A, Kh. No. 37, Mouza – Gotal Panjari, Tahsil-Nagpur (Rural) District–Nagpur-440034, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16-01-2024;

I/We, **1) Smt. Hansa Kantibhai Patel, through P.O.A. Shri. Chhaganlal Kuwarjibhai Patel** 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

NOTARY
Suresh Sadashiv Mesiram
Nagpur
Maharashtra India
Regn. No
15840
My Term Expires
on 06/12/2024
GOVT. OF INDIA

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	45030 /दिनांक 04 JAN 2024
२) दस्ताचा प्रकार	
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	हंसा कांतीभाई पटेल
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	स्वतःसाठी
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	100/
सतिश एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६०१०४१ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

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

AND

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 20-01-2029 from the date of registration of project;

4. (a) For new projects :

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.

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

(i) That seventy per cent of the amounts to be realized 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 utilized 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

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 16th **January** day of **2024.**



Deponent

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

Sworn before me on this 05th day of Jan 2024 at Nagpur by Shri/Smt./Ku. Above deponent R/o. Nagpur who has been identified by Shri/Smt. — Advocate Nagpur

5/1/2024

NOTARY GOVT OF INDIA Nagpur (M.S.) INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL