



महाराष्ट्र MAHARASHTRA

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NOTARIAL Reg.

ENTRY No. 230

Date 29/01/2024

NAGPUR EASURY

76AA 296764

30 NOV 2023

Imp Head Clerk / Sd/-

FORM -B'

[See rule 3(6)]



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 Mr Suhas Ashokrao Domde Promoter of the proposed project Sonestaa duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/01/2024

1. Mr Suhas Ashokrao Domde Promoter of the proposed project Sonestaa 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 to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said project is free from all encumbrances.

Suhas Domde

23 JAN 2024

दस्तावा प्रकार / अनुच्छेद क्रमांक
दस्त नोंदणी करणार आहेत का ?
मोदली मीनर अवस्थेत दुराव मिश्रक हाताळण्याचे नव
मिश्रकरीचे वर्णन
मोदली मीनर, मुद्राक, भुत्क, रक्कम
मुद्राक विक्रम घेणाऱ्याचे नाव, पत्ता, सही, दि
हरी असल्यास त्याचे नाव, पत्ता, सही, दि
दुसऱ्या पक्षकाराचे नाव
मुद्राक विक्रमाची सही, दिनांक, अनु.क.रि
एच. टी. आडवानी
ला.नं. 27/95, कोड क. 4801028
जरीपटका नागपूर

Jakes Realities

U4945



3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be 36 Months i.e 31/12/2026

4. 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 of building, as the case may be.



Subhas A. Dore
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 on this day of 23-01-2024

Subhas A. Dore
Deponent

Subhas A. Dore
WHO IS PERSONALLY KNOWN

TO ME IDENTIFIED BY *Amrit Marwar*

BEFORE ME THIS THE *23* DAY OF *01*

2024 AT *NAGPUR*

U3
23/01/24

NOTARY
NAGPUR (M.S.)
INDIA

