



महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY

52AA 920229

32 AUG 2023

Head Clerk / St. Clerk

NOTARIAL Reg.

ENTRY NO. 6277

DATE 30/12/2023

Affidavit cum Declaration

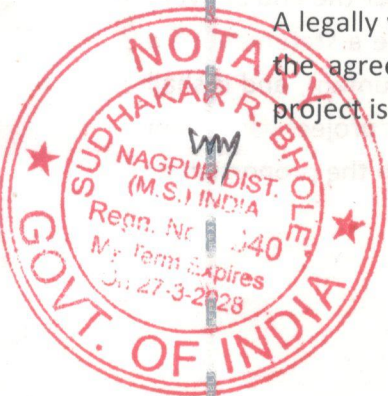
Affidavit cum Declaration of Mr. Rajesh Kanubhai Bajariya partner of the proposed project / dully authorized by the partner of the proposed project, vide its/his/their authorization dated 18/04/2019

I, Rajesh Kanubhai Bajariya partner of the proposed project/duly authorized by the partner of the proposed project do hereby solemnly declare undertake and state as under :

1. That I/partner have / has a legal title report to th land on which the development of the project is proposed

AND

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and partner for development of the real estate project is enclosed herewith.

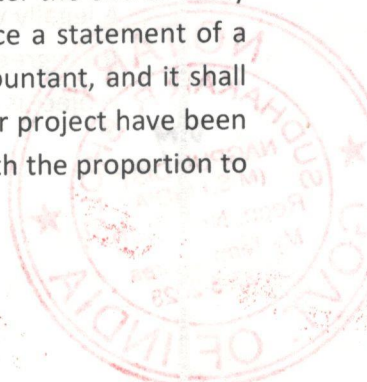


१. घातः प्रकार/अनुच्छेद क्रमांक	६५१२
२. दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३. नोंदणी होणार असल्याय दुय्यम निबंधक कार्यालयाचे नाव	दुय्यक निबंधक क्र
४. मिळकतीचे वर्णन -	
५. मोबदला रक्कम	
६. मुद्रांक विकत घेणाऱ्याचे नाव	मोहन सोमराव
७. दुसऱ्या पक्षकाराचे नाव	
८. हस्त असल्यास त्याचे नाव व पत्ता	सुमीन
९. मुद्रांक शुल्क रक्कम	
१०. मुद्रांक विक्री नोंद वही अनु. क्रमांक	१७००१ /दिनांक
११. मुद्रांक विकत घेणाऱ्याची सही	
नामगण गं. मोहाडीकर	मुद्रांक विक्रेता, ला. क्र. १५/११, कोड क्र ४६०१०३३ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (महाराष्ट्र)

- 2 AUG 2023

(Signature)

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ partner from the date of registration of the project 30/12/2026.
4. (a) For new project :
That seventy per cent of the amount realized by partner 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 the purpose.
(b) For ongoing project on the date of commencement of the ect.
(i) (that seventy percent of the amounts to be realized hereinafter by me/partner for the real estate project from the allottees, from time to time, bank to cover the cost or construction and the land cost and shall be used only for that purpose.
(ii) That entire of the amounts to be realized hereinafter by me/ partner for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule
6. That I/ the partner shall get the accounts audited within six months after the end of every financial year be a practicing Chartered Accountant, and shall produce a statement of a accounts dully 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 partner shall take all the pending approvals on time, from the competent authorities.
8. That I/the partner shall inform the authority regarding the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the these rules, within seven days of the said changes occurring.
9. That I/the partner has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I/the partner shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be

Deponent

M/s LOTUS INFRASTRUCTURE

Cell-5/221 2721.8,

Verification

Partner

The content 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 _____

Deponent

M/s LOTUS INFRASTRUCTURE

Cell-5/221 2721.8,

Partner

SWORN SOLEMNLY AFFIRMED
BY Mr. Rajesh Kanubhai Bajaj
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY
Self

BEFORE ME THIS THE 30th
DAY OF Dec. 2023 AT NAGPUR

SA Bhole
SUDHAKAR R. BHOLE
NOTARY
NAGPUR DIST. (M.S.) INDIA

