



महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY

48AA 939515

21 NOV 2023

Stamp Head Clerk's Sign.

NOTARIAL REG.

ENTRY NO. 1121

DATE 30/11/2023

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. VCM CONSTRUCTIONS LLP – "TATTVA-
APAS", P. H. No. 38, Kh. No. 4/1, 4/2, 9/1, 9/2, 9/3 and 18, Plot No. 273 (identified
as separate Kh. No. 4/1/2/9/1/2/3/18/273) of Mouza-Beltarodi, 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
28-11-2023:

I/We, 1) SHRI. BHARAT SWAROOPCHAND CHAWARE 2) SHRI. PARAG ANANTRAO SARAF
3) SHRI. RAHUL JAGDISH BONDRE, 4) SHRI. HARSH ANISH CHHAJED 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 (plot) on which the
Development of the (building) is proposed.

OR

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



AND

a legally valid authentication of title of such Plot.

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

3. That the time period within which the Building shall be completed by me/promoter 05-11-2028 from the date of registration.

4. (a) For new projects :

That seventy per cent of the amounts realized by me/promoter for the real estate Building 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 Plot cost and shall be used only for that purpose.

(b) For ongoing Building 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 Building 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 Plot 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 Building have been utilized for the Building and the withdrawal has been in compliance with the proportion to the percentage of completion of the Building.

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.



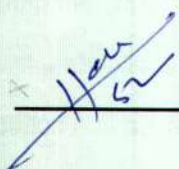
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, Plot or building, as the case may be.

Deponent

1) 

2) 

3) 

4) 

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 28th November day of 2023.



Deponent





Deponent





Deponent





Deponent



Sworn before me on this 30th Nov. 2023 at Nagpur by
Shri/Smt./M/s M/s VCM Construction Ltd.
R/o Nagpur who has been identified
by Shri/Smt. self
Advocate, Nagpur. 30/11/2023

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

