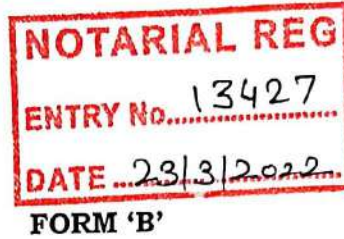




महाराष्ट्र MAHARASHTRA

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[See rule3(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 **Shri Sunil S/o. Gopaldas Agrawal**, Aged about - **57 years**, (Authorized Signatory & Promoter) of the proposed New project "The Empire", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Sunil S/o. Gopaldas Agrawal (Authorized Signatory & Promoter) duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

१. मूल्य का प्रमाण अनुसूचित क्रमांक 99
 २. दस्त नादणी करणार आहत काय ? हाथ/नादणी
 ३. नोटणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यक निबंधक, क.
 ४. मिलकतीचे वर्णन _____
 ५. मोबदला रक्कम _____
 ६. मुद्रांक विकत घेणाऱ्याचे नाव Sunil Agnewal
 ७. दुसऱ्या पक्षाच्या नाव _____
 ८. हस्त असल्यास त्याचे नाव _____ _____
 ९. मुद्रांक शुल्क रक्कम _____
 १०. मुद्रांक विकती नोंद वही अनु. क्रमांक 38728 तिनांक 17/3/2022
 ११. मुद्रांक विकत घेणाऱ्याची सही _____

यशवत एस. वाटील 8/6 मुद्रांक विकता, ता. क. 250/66 लाहूर ५६३५५५
 निष्काधिकारी परिसर, त. कावालय, नारायण

NOTARIAL REG
 ENTRY NO. 18027
 DATE 17/3/2022



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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before 30/06/2026.
4. **(a) For New projects:-**
That seventy per cent of the amounts realised by me 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.
That seventy per cent of the amounts to be realised 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 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
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 utilised 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.





S. Agrawal
Shri Sunil S/o. Gopaldas Agrawal

(Promoter & Authorized Signatory)

(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 on this day of 17/03/2022.



S. Agrawal
Shri Sunil S/o. Gopaldas Agrawal

(Promoter & Authorized Signatory)

(Deponent)

SWORN BEFORE ME ON THIS 23
DAY OF march 2022 AT NAGPUR BY
SHRI / SMT. / K. Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. [Signature]
ADVOCATE, NAGPUR.

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

