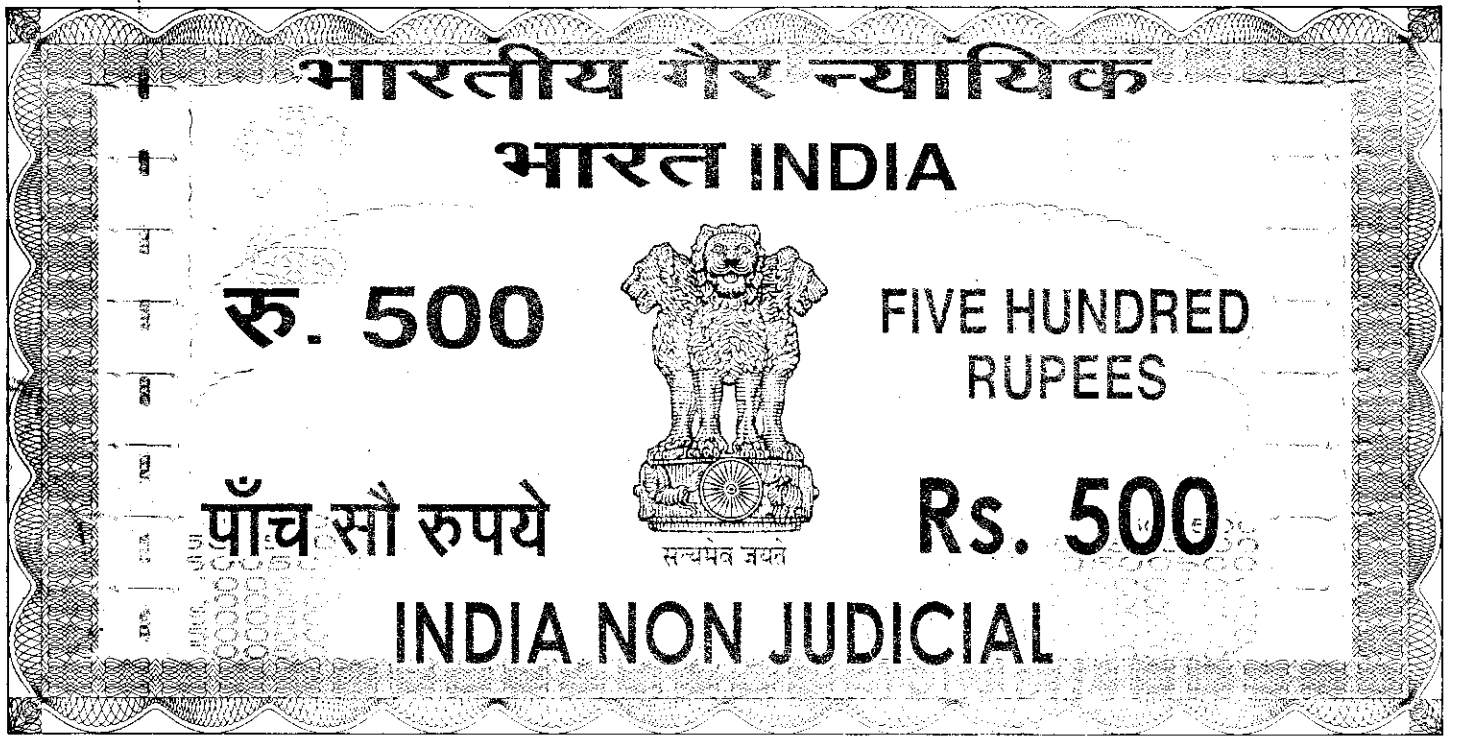




महाराष्ट्र MAHARASHTRA

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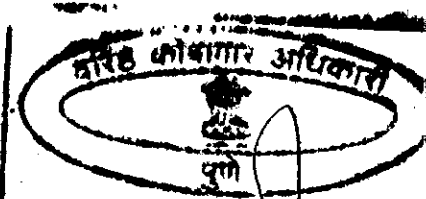
08 FEB 2024

10/2/24
प्रतिज्ञा/AFIDAVIT

प्रतिज्ञाकर्ता का नाम ? होय/नाही
प्रतिज्ञाकर्ता का पता ?

Nanded City Development And
Construction Company Limited

Bahen AFFIDAVIT CUM DECLARATION



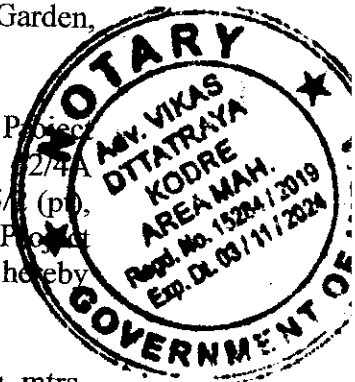
02 FEB 2024

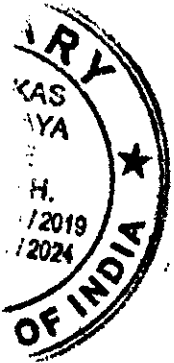
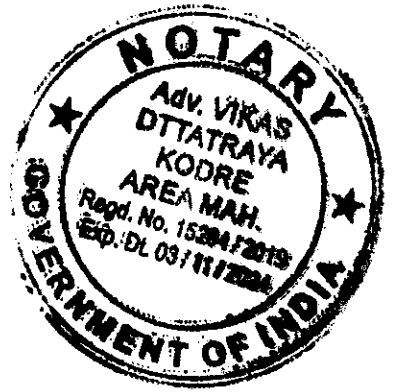
प्रथम मुद्रांक लिपिक
कोषागार पुणे करिता

Affidavit cum Declaration of Mr. Satish Dattatray Magar, age about 65 years, Occupation: - Business, Director of M/s. Nanded City Development And Construction Company Ltd. (hereinafter referred to as "Promoter"), having address at 5, Aditi Garden, Magarpatta City, Hadapsar, Pune 411 013.

I, Mr. Satish Dattatray Magar, on behalf of the Promoter of the Residential Project "Antara", at Nanded City (NRD-14A) out of Survey No. 62/1A(pt), 62/3A(pt), 62/4A(pt), 63/6(pt), 63/7, 63/8(pt), 63/9(pt), 63/10(pt), 63/11 (pt), 64/1 (pt), 65/1 (pt), 65/2 (pt), 66/1/1 (pt), 66/2/1 (pt) & 66/2/2(pt), forming part of the Integrated Township Project Nanded City, Village Nanded, Taluka Haveli, District Pune - 411 068 do hereby solemnly declare, undertake and state as under:

- That the Promoter has a legal title Report to the land admeasuring 40771 sq. mtrs. out of Survey No. 62/1A(pt), 62/3A(pt), 62/4A (pt), 63/6(pt), 63/7, 63/8(pt), 63/9(pt), 63/10(pt), 63/11 (pt), 64/1 (pt), 65/1 (pt), 65/2 (pt), 66/1/1 (pt), 66/2/1 (pt) & 66/2/2(pt) at Nanded City, Village Nanded, Taluka Haveli, District Pune - 411 068 (hereinafter referred to as Project Land) on which the development of the project "Antara" is being carried out.





2. That the project land is free from all encumbrances.
3. That the Project shall be completed by the Promoter on or before 31.12.2027
4. That seventy per cent of the amounts to be realized hereinafter by the Promoter for the Residential Project from the allottee/s, 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 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 "Antara" 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 has 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.

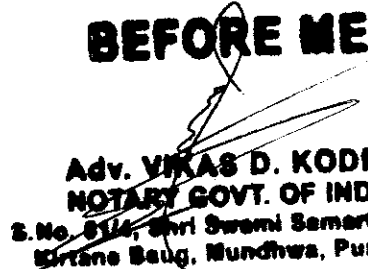

DEPONENT

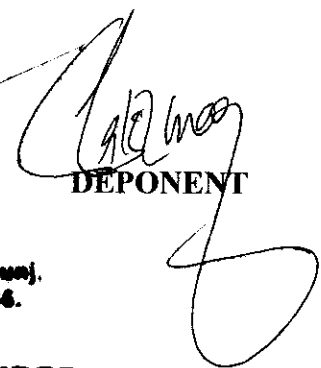
VERIFICATION

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 Pune on this 21st February 2024.

BEFORE ME


Adv. VIKAS D. KODRE
NOTARY GOVT. OF INDIA
S.No. 8114, Shri Swami Samarth Kunj,
Kirtane Baug, Mundhwa, Pune-36.


DEPONENT

NOTED AND REGISTERED
AT SERIAL NUMBER 1019/2024

21 FEB 2024

