



महाराष्ट्र MAHARASHTRA

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NOTARIAL REG	
ENTRY NO	3057
DATE	16/04/2024

NAGPUR TREASURY	
75AA 718744	13 FEB 2024
Stamp Head Clerk/Sr. Clerk	

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s. ADVIK BUILDSWORTH PRIVATE LIMITED, Developer of the Proposed project Through its Director Mr. Amit Gadge duly authorized promoter of the proposed project.

I, Mr. Amit Gadge, the director of M/s. ADVIK BUILDSWORTH PRIVATE

LIMITED, Promoter of the Proposed project named and styled as "THE ONE

WORLD", situated at PLOT NO. 189 AT SECTOR 26 KHAPRI (RLY.), MIHAN NOTIFIED

AREA, NAGPUR TAII- NAGPUR, DISTRICT- NAGPUR. 441108

, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Amit Gadge

1. That promoter has a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration is 31/03/2029.
4. That seventy per cent of the amounts to be realized 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
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 utilized 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.



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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.

ADVIK BUILDSWORTH PVT. LTD.

Arunde

DIRECTOR

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 Nagpur on this 16th day of February, 2024.

ADVIK BUILDSWORTH PVT. LTD.

Arunde

DIRECTOR

DEPONENT



Be Sworn Solemnly Affirmed
by on chane

Who is personally Known to
me / identified by _____
before me on this 16th day
of Feb 2024 at Nagpur

Arunde
16/02/2024

ARCHANA D. JAISHWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-460019.

