

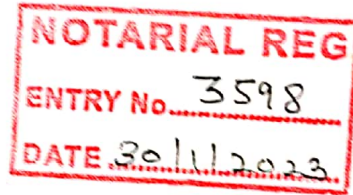


महाराष्ट्र MAHARASHTRA

2022

BP 110369

13 JAN 2023



Head Clerk / St. Clerk

Affidavit cum Declaration

Affidavit cum declaration of Safal Vishnugopal Shahu R/o Plot No. 4, Surana Layout, Anant Nagar, Police Line, Nagpur, 440013 Partner/Authorized Signatory of M/s SA Infra having its office at R/O 147, Mahalaxmi Nagar 2, Behind Bakde Mangal Karyalaya, Manewada Road, Nagpur 440024, being promoter of the proposed project.

We the promoters of the proposed project do hereby solemnly undertake and state as under:

1. That we have a legal title to the land on which the development of the proposed project is proposed i.e Landed Property having Khasra Survey No. 1/2, Khate No. 148, held in Bhogwatdar Class-1 right, situated at Mouza - RUI, T.S.K. 41 in Tahsil - Nagpur Rural and District - Nagpur, Maharashtra.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2025.

[illegible]

4. That seventy per cent of the amount realized by me/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 That the amounts for the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.

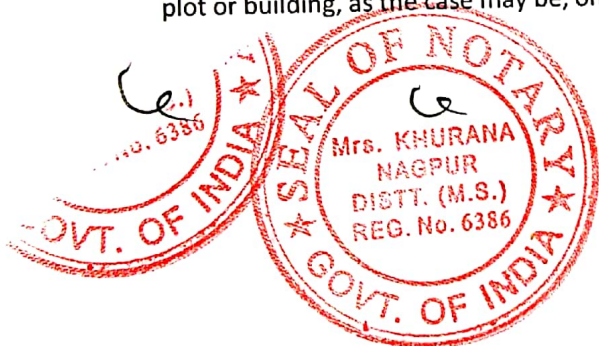
6. That the amount for the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit 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.

8. That we shall take all the pending approvals on time, from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



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 13th January 2023

Deponent

Safal Vishnugopal Shahu

(Partner/Authorized Signatory of Hitech Infrastructure)

Deponent

Safal Vishnugopal Shahu

(Partner/Authorized Signatory of Hitech Infrastructure)



SWORN BEFORE ME ON THIS 30
DAY OF Jan 20 23 AT NAGPUR BY
SHRI / SMT / Mr. Above Dependent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT.
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INL 23