

1881



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2016

RL 794218

11729
29/11/18

सौ. एस. एस. मिरानी
मुद्रांक विक्रेता, कॅम्प,
अमरावती 4/2103-910

श्री अंबा बिजनेस पार्क
अमरावती



N. R. S. No. 1881/2018
Dt. 29.11.2018 (1)

FORM 'B'

Notary

[See rule 3(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 Mr. Suraj Ashok Talda, Aged about - 31
years, (Authorized Signatory & Partner) of M/s Shree Amba Business
Park, Amravati (Promoter) of the proposed New project "Shree Amba

ARUN G. GUPTA

ARUN G. GUPTA
ADV. & NOTARY
GOVT. OF INDIA
MORBA, AMRAVATI (Mah.)
M-9370154533

Suraj

N. R. S. No. 1881/2018
24.29.11.2018

Notary

Business Park Wing B (Phase II)", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Suraj Ashok Talda (Authorized Signatory & Partner) , 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.

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.

- b) That the Promoter intends to develop and promote the entire projects in Two phases. The Promoter has sanctioned the entire phases of the project vide Building Permit no. 0790 dated 27/10/2017. Presently out of the Two phases, First phase of the Project is already registered vide RERA registration no. P50300016859. Second phase of the project will also be developed. The Description of the phases are as follows:-

Sr. No.	Name of the Phase	Description of the Phase
1.	Shree Amba Business Park Wing B (Phase I)	Building Name – Shree Amba Business Park Wing B (Construction upto First (Mezannine Floor))
2.	Shree Amba Business Park Wing B (Phase II)	Building Name – Shree Amba Business Park Wing B (Construction of Remaining Floors)

- c) That the promoter hereby applies for grant of registration of the Phase II of the said entire project.

2. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan. Details of the litigation pending related to any right, title, interest in the project are as follows:-

Name of Court	Type of Case	Petition	Case No.	Year	Present Status
Joint Civil Judge (SD) Amravati	Civil	Suit	107/16	2016	Issues
Second CJSD Amravati	Civil	Suit	16/18	2018	Return Notice & WS

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MORBAG, AMRAVATI (Mah.)
M-9370154533

2
Suraj

N. R. S. No. 1881/2018
dt 29.11.2018

Notary

3. That, the Promoter undertakes to complete the project on or before 31/12/2021.

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.



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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.

For M/s Shree Amba Business Park



Suraj Ashok Talda

(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 **29/11/2018**.

For M/s Shree Amba Business Park



Suraj Ashok Talda

(Authorized Signatory)

ATTESTATION / AFFIDAVIT

I do **Swear** in the name of Go. that this is
Solemnly affirm
my name and signature (or mark) and that
the contents of this my affidavit are true



Deponent

Date 29.11.2018
Amravati.



Notary

Arun G. Gupta
Notary & Advocate
Morbag, Amravati

