भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◐ 2023 ◐

75AA 648729

09 FEB 2024

Stamp Head Clerk/Sr. Clerk

NOTARIAL REG
ENTRY NO 2777
DATE 12/02/2024

FORM 'B'

[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 **Firoz Faruk Husain and Keshavbhai Jadavbhai Pagdhal (Promoter and Authorised Signatory)** of the proposed New project **"Royal Estate"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 12th Feb 2024;

GOVT. OF INDIA * NAGPUR (M.S.) * ARCHANA D. JAISWAL * SEAL OF NOTARY * Regd. No 6953

१)मुद्रांक विक्री नोंदवही अनुक्रमांक 2403 दि 12 FEB 2024

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे खोडण्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
गाव नं.१/८९,तहसील कार्यालय,नागपूर
कोड.नं. ४६०१०३७

Project Details: **"Royal Estate"** Situated at Survey No.62/2 in Mauza Masala, Village Masala (CT), Tah & District Wardha-442001.

We, Firoz Faruk Husain and Keshavbhai Jadavbhai Pagdhal (Promoter and Authorised Signatory) of the Project 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.

2. That, there are no encumbrances including dues on the said project.

3. That, the Promoter undertakes to complete the project on or before **28-02-2026**.

4. **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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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.

OF NOTARY
A. D. JAISWAL
Regd. No. 4793
NAGPUR (M.S.)
OVT. OF INDIA

Shri Firoz S/o Faruk Husain

(Promoter and Authorised Signatory)

(Deponent)

Keshavbhai S/o Jadavbhai Paghadal

(Promoter and Authorised 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 **12th Feb 2024**.

Shri Firoz S/o Faruk Husain

(Promoter and Authorised Signatory)

(Deponent)

Keshavbhai S/o Jadavbhai Paghadal

(Promoter and Authorised Signatory)

(Deponent)

GOVT. OF INDIA

NOTARY ★ ARCHANA D. JAISWAL Regn. No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

SEAL OF NOTARY ★ ARCHANA D. JAISWAL Regd. No. 4753 ★ NAGPUR (M.S.) ★ GOVT. OF INDIA

Be Sworn Solemnly Affirmed by On above

Who is personally Known to me / identified by —

before me on this 12th day of Feb 2024 at Nagpur

12/02/2024

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010

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