



महाराष्ट्र MAHARASHTRA

2024

NOTARIAL REG.
ENTRY NO. 36533
DATE: 06/12/2024

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NAGPUR TREASURY
24AB 384536
12 NOV 2024
Stamp Head Clerk/Sr. Clerk

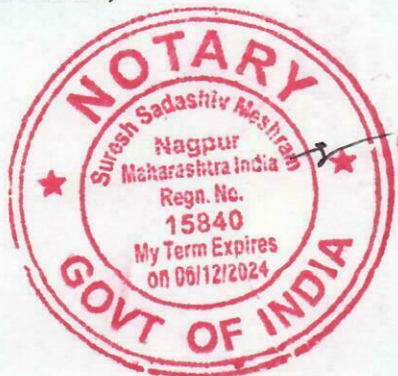
FORM 'B'

[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 **LATITUDE INFRAVENTURE** through its
Partner and Authorized Signatory SHANKAR MURLIDHAR MURARKA of
the proposed New project "**THE WEST HIGH**", duly authorized by the
Promoters of the Proposed New Project, vide its authorization letter Dated
06th DECEMBER 2024;



Signature

मुद्रांक विक्री नोंदवही अ.सू.क.	१८८५३	दिनांक : २१/१२/२०२४
वस्तुचा प्रकार :-	वाणिज्य	
वस्तुची मालकी करणारा आहे का	होय / नाही	
मिळकतीचे दौखत्यात दर्शन :-	१६	
मुद्रांक विक्री घेणाऱ्याचे नाव	लरीट्टे इन्फ्रास्ट्रक्चर	
हस्त अस्तित्वात तसेच नाव व सही -	मानिकेगा	
दस्तावेज पक्षकाराचे नाव -	१००१ को. १६ + ८	
मुद्रांक शुल्क विवर -	मुद्रांक विक्रीचा ला.नं. ४/१९ वॉर्ड ८, १९९८	
मा. निकाशिकाती परीक्षार तहसील कार्यालय		
ज्या कारनामासाठी आपण मुद्रांक खरेदी केला आहे त्याच कारनामासाठी खरेदी दिनांक पासून ६ महिन्यात वापरणे बंधनकारक आहे		



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 LATITUDE INFRAVENTURE through its Partner and Authorized Signatory SHANKAR MURLIDHAR NURKAR of the proposed New project "THE WEST HIGH", duly authorized by the Promoters of the Proposed New Project vide its authorization letter Dated 06 DECEMBER 2024.



Project Details: **"THE WEST HIGH"** Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 236 demarcated by its boundaries (latitude and longitude of the end points) 21.143416N, 79.0612485 PLOT NO 235 to the North PLOT NO 237 to the South PLOT NO LANE to the East ROAD to the West of Division NO 8 village NAGPUR taluka NAGPUR District NAGPUR PIN 440010 admeasuring 1170.54 sq.mts.

We, **LATITUDE INFRAVENTURE** through its Partner and Authorized Signatory **SHANKAR MURLIDHAR MURARKA** 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. The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before **25/11/2021**.
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 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, plot or building, as the case may be.



Shri. SHANKAR MURLIDHAR MURARKA

(Partner and Authorized Signatory)

(Deponent)

That the promoter shall pay the amounts within six months after the end of every financial year by a promisor (Chartered Accountant) and shall maintain a statement of accounts duly verified and signed by such auditing 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 provision in the prospectus of completion of the project.

That the promoter shall take all the pending approvals on time from the competent authorities.
 That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 2 of the Act and under sub 3 of that section within sixty days of the said changes occurring.
 That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 That the promoter shall not discriminate against any class or the class of subscribers of any of the shares or bonds as the case may be.

[Handwritten Signature]

Dr. SHANKAR MURTHY MURTHY

(Father and 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 **06th DECEMBER 2024**.



Shankar Murlidhar Murarka

SHANKAR MURLIDHAR MURARKA

(Partner and Authorized Signatory)

(Deponent)



SWORN Before me on this **06th** day of **Dec** **2024** at Nagpur by Shri/Smt./Ku **Above deponent** R/o **Nagpur** Who has been identified by Shri/Smt. **Advocate, Nagpur.**



Suresh S. Meshram
Suresh S. Meshram
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

