भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
34AA 672321
18 APR 2023

...mp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 9932
DATE 20.04.23

SEAL OF NOTARY ★ GOVT. OF INDIA ★
NARESH K. SIDAM
Nagpur
M.S. India
Reg. No.
9062
My Comm Exp
On 21/10/2026

FORM – B

SMT. SONALI PANKAJ WAGHMARE

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, **SMT. SONALI PANKAJ WAGHMARE**,; having her registered office at Flat No. 291, Parijat Heights, Plot No. 7, Gandhi Nagar, Nagpur - 440010, the Promoter of the proposed Real Estate Project ("the Promoter") to hereby solemnly declare, undertake and state as under:

२) दस्ताचा प्रकार	
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विक्रेत्याचे नाव व सही	
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	
आर. के. कांबळे	मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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I, **Shri Sonali Waghmare,** owner / promoter, authorized to execute the present affidavit cum declaration vide authorization dated 19th April 2023.

The entire project is known as **"DONGARGAON COMMERCIAL HUB"**. The said project is of single building for a proposed 16 habitable plots over the covered parking, having a total of 16 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 31-12-2026 issued by Adv. Ashwin Patil.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2026 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")

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.

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 / has 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

Smt. Sonali Waghmare
Owner

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 19th April 2023

Deponent

Smt. Sonali Waghmare
Owner

SEAL OF NOTARY ★ NARESH K. SIDAM ★ Nagpur (M.S.) India Reg. No. 9082 My Term Exp On.21/10/2026 ★ GOVT. OF INDIA ★

NOTARY ★ NARESH K. SIDAM ★ Nagpur Dist. (M.S.) INDIA REGD. No.: 9082 ★ GOVT. OF INDIA

AFFIRMED
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 20th
DAY OF April 2023 AT NAGPUR
20/04/2023
NARESH K. SIDAM
NOTARY
Nagpur M.S., India

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