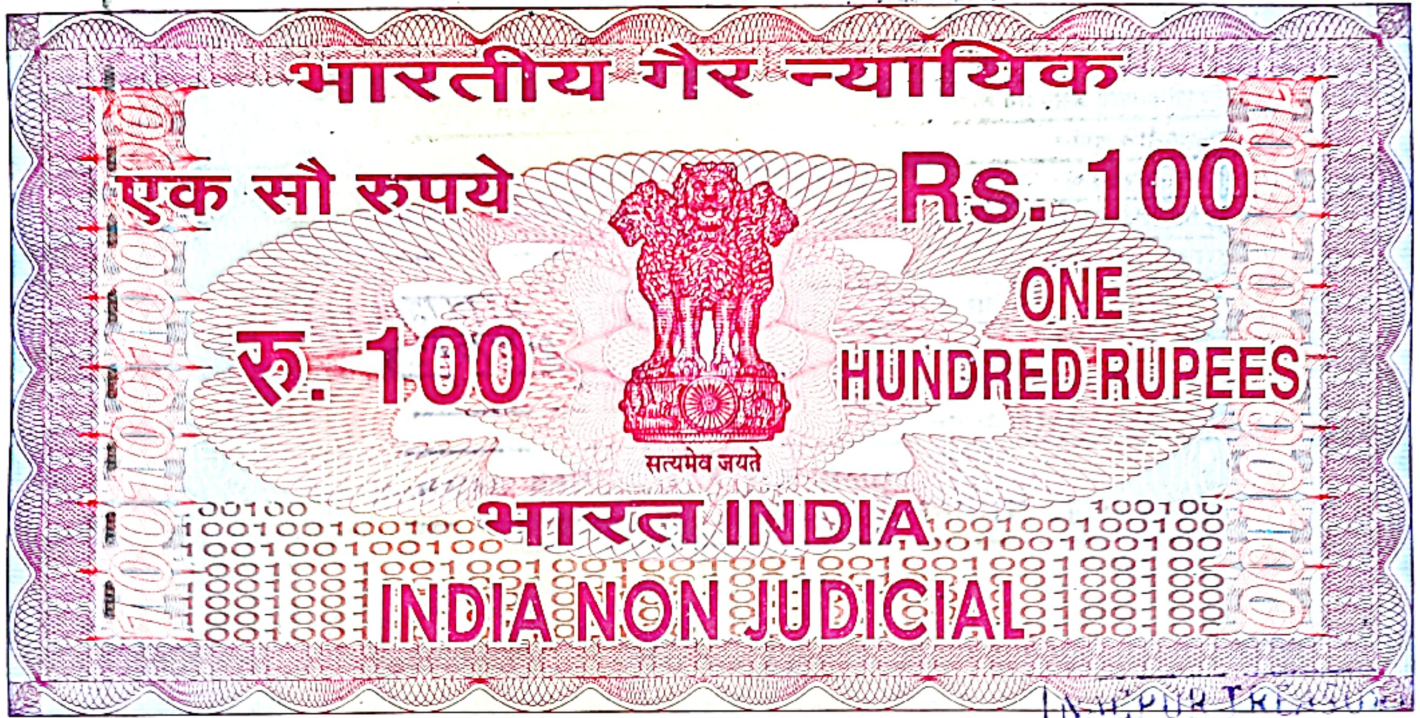


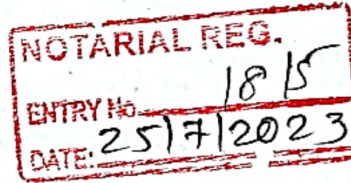


महाराष्ट्र MAHARASHTRA

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21 JUL 2023



Stamp Head Clerk / S. D. G.

FORM - B

MR. MANDAR MADHUSUDAN BANHATTI

[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

I, Mr. Mandar Madhusudan Banhatti, having their registered resident at Plot No.-228, Narayan House, Tikekar Road, Opp. Green City Hospital, Patwardhan Ground, Nagpur - 440012, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

१. दाखल प्रकार अनुवाद करणे गति

२. दाखल नावनाम करणार अर्हता करणार गति

३. नोंदणी होणार असल्यास दुसरा कोबराक कार्यालय नाव गुवाहाटी, अ

४. मिळकतीचे वर्ण ---

५. मोबदला रक्कम ---

६. मुद्रांक विकत घेणाऱ्याचे नाव M412 M488461 6618224

७. दुसऱ्या पक्षकाराचे नाव ---

८. दाखल असल्यास त्याचे नाव व पत्ता निवडील 21/7/2023

९. मुद्रांक शुल्क रक्कम 21/7/2023

१०. मुद्रांक विक्रीची नोंद उही आयु. क्रमांक 15630 दिनांक ---

११. मुद्रांक विकत घेणाऱ्याची संपत्ती ---

यशवन्त एस. पाटील मुद्रांक विकता, ला. ह. 250/66, बाराक 88050-88
जिल्हाधिकारी परिसर, त. कायालय, नागपूर (महाराष्ट्र)



Mr. Mandar Madhusudan Banhatti, are authorized to execute the present affidavit cum declaration vide authorization dated 23th July, 2023.

The entire project is known as **"URANUS APARTMENT"**. Cts/Sur/Kh. No. Plot No. 5,6,7,8,9 C.T.S. No. 154, Kh.No. 19/1Ja, 19/1Kha, 20/1Kha Mouza: Sonegaon Tah & Dist : Nagpur-440022. The said project is of single building for a proposed 5 habitable floors over the covered parking, having a total of 21 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 23-07-2023 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



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,

Banhatti

Mr. Mandar Madhusudan Banhatti

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 23th July 2023

Deponent

Banhatti

Mr. Mandar Madhusudan Banhatti



SWORN BEFORE ME ON THIS 25 TH
DAY OF July 20 23 AT NAGPUR BY
SHRI/SMT/KU Mandar, M. Banhatti
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI/SMT
ADVOCATE NAGPUR

[Signature]
Mrs. S. R. MATTA
Advocate & Notary
078-B, Clerk Town, Nagpur-4

