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
52AA 533333
21 JUL 2023
Stamp Head Clerk / Sr. Clerk

Mrs. S. R. MATTA ★ NOTARY ★ NAGPUR DIST. (M.S.) INDIA ★ REG. NO. 6776 ★ GOVT. OF INDIA

NOTARIAL REG.
ENTRY No. 1814
DATE: 25/7/2023

FORM – B

MRS. DOYEL MANOJ BHATTACHARYA

[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, **Miss. Doyel Manoj Bhattacharya**, having their registered resident at A-22, Indra Uma Apartment, North Ambazari Road, Corporation Colony, Nagpur – 440010, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

१) ज्या कलम अनुसार क्रमांक — परिशि

२) दस्त नोंदणी करणार आहात का ? — [illegible]

३) नोंदणी होणार असल्याचा दुय्यम निबंधक का [illegible] — [illegible]

४) मिळकतीचे वर्णन

५) मोबदला रुपये

६) मुद्रांक विकत घेणाऱ्याचे नाव दोघे महोदय मुखोपाध्याय

७) दुसऱ्या पक्षकाराचे नाव —

८) इतर असल्यास त्याचे नाव व पत्ता — [illegible]

९) मुद्रांक शुल्क रुपये

१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 15627 दिनांक 21/7/2023

११) मुद्रांक विकत घेणाऱ्याची सही

यशवंत एस. पाटील

मुद्रांक विक्रेता, ला. ई. [illegible], परवाना क्र. [illegible]

जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर [illegible]

MRS. N
NAGPUR D.
INDIA
REG. No. 67,
GOVT. OF IND

Miss. Doyel Manoj Bhattacharya, 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,

Miss. Doyel Manoj Bhattacharya

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

Miss. Doyel Manoj Bhattacharya

SWORN BEFORE ME ON THIS 25 TH
DAY OF July 2023 AT NAGPUR BY
SHRI./SMT./KU Doyel Bhattacharya.
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI./SMT
ADVOCATE NAGPUR

Mrs. S. R. MATTA
Advocate & Notary
918-B Clerk Town Nagpur-4

Mrs. S. R. MATTA NOTARY GOVT. OF INDIA NAGPUR DIST. (M.S.) INDIA REGD. No. 6776

NOTARY MRS. S. R. MATTA NAGPUR DISTT. (M.S.) INDIA REGD. No. 6776 GOVT. OF INDIA

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