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 791012
21 JUL 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. .....
DATE : .....

FORM – B

SHRI PANKAJ CHANDRAKANT 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, **Shri Pankaj Chandrakant Waghmare**, Promoter; having their 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:

SEAL OF NOTARY
RAKESH N. MOHOD
Dist. Nagpur (M.S.) INDIA
Regn. No. 15138
GOVT. OF INDIA

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	Agt 9.
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्याय दुय्यम निबंधक कार्यालयाचे नाव	दुय्यक निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव.	Partay Wagh Nagar
७) दुसऱ्या पक्षकाराचे नाव	— — —
८) हस्ते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	16852 दिनांक 26 JUL. 2023
११) मुद्रांक विकत घेणाऱ्याची सही	Nata

नरेंद्र सुखलाल जैस्वाल

मुद्रांक विक्रेता, ला. क्र. १८/९१, कोड क्र. ४८०१००१
जिल्हाधिकारी परिसर, न कार्यालय, नागपूर (शहर)

Bansal

NOTARIAL REG.
ENTRY NO.
DATE :

SEAL
GOVT.

I, **Shri Pankaj Chandrakant Waghmare**, are authorized to execute the present affidavit cum declaration vide authorization dated 26th July 2023.

The entire project is known as **"ANANDAM ELITE PHASE - 4"**. The said project is of residential plots for a proposed 76 habitable plots, having a total of 76 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 21-0-2023 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,

Shri Pankaj Chandrakant Waghmare
Promoter

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 26th July 2023

Deponent

Shri Pankaj Chandrakant Waghmare

SEAL OF NOTARY RAKESH N. MOHOD Nagpur INDIA No. 9

SEAL OF NOTARY RAKESH N. MOHOD Dist. Nagpur (M.S.) INDIA Regn. No. 15136 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 26th DAY OF July 2023 AT NAGPUR BY SHRI/SMT./KU. Arabane R/O. NAGPUR, WHO HAS BEEN IDENTIFIED BY SHRI/SMT. _____ ADVOCATE NAGPUR.

SEAL OF NOTARY Rakesh Nanasaheb Mohod MAH. NAGPUR Regd. No. 15136 GOVT. OF INDIA

RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA

भारत INDIA पाँच रुपये FIVE RUPEES NOTARIAL