

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 49AA 269355

NOTARIAL REG
ENTRY No. 8642
DATE 31/10/2023

0 OCT 2023

Clerk / Sr. Cl

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 M/s SR Remedial Services Private Limited and Shri Shyamsunder R Mittal of the proposed New project **"Fair Earth II"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 27th October 2023;

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

Project Details: **"Fair Earth II"** Khasra No.150/2,Mouja: Bokhara, Village: Bokhara, Taluka Nagpur (Rural) & District Nagpur 441111.

We, M/s SR Remedial Services Private Limited through its director **Shri Nitin S/o Marotrao Upare** (director and authorised signatory) **and Shri Shyamsunder R Mittal** (Jointly Promoter) 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 **31/12/2025**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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 have 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 Nitin S/o Marotrao Upare
(Director and Authorised Signatory)

SR Remedial Services Private Limited

Promoter and Land Owner

(Deponent)

Shyamsunder R Mittal

Promoter and Land Owner

(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 **27th October 2023**.

Shri Nitin S/o Marotrao Upare
(Director and Authorised Signatory)

SR Remedial Services Private Limited

Promoter and Land Owner

(Deponent)

Shyamsunder R Mittal

Promoter and Land Owner

(Deponent)

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SWORN BEFORE ME ON THIS 31st DAY OF Oct 2023 AT NAGPUR BY SHRI/SMT/KU Nitin Upare & Shyam R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT ADVOCATE NAGPUR

Mrs. S. R. MATTA
Advocate & Notary