महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
49AA 114040
- 5 SEP 2023
Stamp Head Office / Br. Office

NOTARIAL REG.
ENTRY NO. 11642
DATE 6/9/2023

FORM – B
AVINASH BALWANT SAMARTH
[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

AVINASH BALWANT SAMARTH; having their registered office at Shanti Niketan Colony, Pratap Nagar, Nagpur – 440022, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

NOTARY ★ PURUSHOTTAM N. PORKUTE NAGPUR DISTT. (M.S.) REGD.No.3810 ★ GOVT. OF INDIA

6 SEP 2023

१)	दस्त नोंदणी करण्याचा प्रकार	१९१०५ / दिनांक
२	दस्ताचा प्रकार	प्रति
३)	दस्त नोंदणी करण्यास पात्र आहे का ?	होय/नाही
४)	मिळकतीचे मोबदलापत्र दर्शविले	
५)	मुद्रांक विक्रेता नियमानुसारी आहे का नाही	अधिकार व समर्थ
६)	दस्त हाताळणारा दस्तावेज योग्य आहे का नाही	
७)	दुरुस्त्या दस्तावेजात आहे	
८)	मुद्रांक शुल्क रुपये	100/-

एकनाथ दगडे

मुद्रांक विक्रेता, ला.क्र.१४/१९८६ कोड क्र.४६०१०१६
जिल्हाधिकारी परिसर,ता. कार्यालय, नागपूर (शहर)

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

NOTARIAL PUBLIC

AVINASH BALWANT SAMARTH are authorized to execute the present affidavit cum declaration vide authorization dated 5th September 2023.

The entire project is known as "SHUBHLAXMI NAGRI". The said project is of single building for a proposed 53 habitable plots, having a total of 53 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 27-07-2023 issued by Adv. Sarang D. Nighot.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2027 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 projectfrom the allottees, from time to time, shall be deposited in a separate account to be maintainedin a scheduled bank to cover the cost of construction and the land cost and shall be used onlyfor that purpose, since the estimated receivable of the project is less than the estimated cost ofcompletion 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 certifiedand 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 hasbeen 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 theinformation 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,

A. Samarth

AVINASHN BALWANT SAMARTH

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 5th September 2023

Deponent

A. Samarth

AVINASH BALWANT SAMARTH

SWORN Solemnly affirmed
by Above deponent
who is Personally Known
to me / Identified by ____
before me on this the 6th
day of Sept
2023 at Nagpur

6/9/2023

PURUSHOTTAM
N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M.S.)

NOTARY PURUSHOTTAM N. PORKUTE NAGPUR DISTT. (M.S.) REGD. No.: 3810 GOVT. OF INDIA

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