



महाराष्ट्र MAHARASHTRA

2022

49AA 105858

25 OCT 2023

NOTARIAL
ENTRY NO. 16965
DATE 28/10/2023

Head Clerk / Sn. Clerk

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 A Plus Properties through its Partner Shri Ajay
S/o Pyarelal Pardhi of the proposed New project "Swami Nagari-3"
duly authorized by the Promoters of the Proposed New Project, vide its
authorization letter Dated 27th October 2023;

For A PLUS PROPERTIES

Ajay

Partner



१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	शाहपत्र
२) दस्त मातपी कारणावर आद्वैत काय ?	होय/नाही
३) नोंदणी क्रमांक/नजारा क्रमांक	दुधक/निकाल क्र.
४) मिळकतीचे वर्गीकरण	
५) मोबदला रकम	
६) मुद्रांक विक्रीची किंमत	४ टक्के प्रोपटी
७) दुसऱ्या पक्षधारकाचे नाव	
८) हस्तो अराख्यास लागू	बेजश, माडा
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक निका	23622
११) मुद्रांक विक्रीचा दिनांक	27 OCT 2023
 सरिता जैन	मुद्रांक विक्रीचा, ला. क्र. १/८८, कोड क्र. ४६०१०१५ गोलछा मार्ग, सदर बजार, नागपूर-९



Project Details: "Swami Samarth Nagari-3" Survey No.82, Mouja: Hingna, Village:Hingna , Taluka Hingna & District Nagpur- 441110.

We A Plus Properties (Promoter) through its partner Shri Ajay S/o Pyarelal Pardhi (Partner) 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.

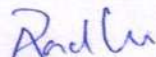
3. That, the Promoter undertakes to complete the project on or before **31/03/2025**.

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.

For A PLUS PROPERTIES


Partner



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.



For A PLUS PROPERTIES

Ajay

Partner

Shri Ajay S/o Pyarelal Pardhi

Partner

A Plus Properties

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 **28th October 2023**.

For A PLUS PROPERTIES

Archana

Partner

Shri Ajay S/o Pyarelal Pardhi

Partner

A Plus Properties

Promoter and Land Owner

(Deponent)



Be Sworn Solemnly Affirmed
by on above

Who is personally Known to
me / identified by 28th day
of Oct 2023 at Nagpur

Archana D. Jaiswal
28/10/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010

