



महाराष्ट्र MAHARASHTRA

2024

CR 939386



काड न.- ४६०८००३
श्री संजय प. ओडे
भुदाक विक्रेता ला.नं. १/२००९
नक्सिल कार्यालय परिसर दिग्विजय



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 (Promoter) through its
Partner and Authorized Signatory 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
06th March 2025;



Project Details: **"SWAMI NAGARI-3"** Situated at Survey No.82, Mouje: Hingna, Village: Hingna, Taluka Hingna & District Nagpur-441110.

We, M/s A Plus Properties (Promoter) through its Partner and Authorized Signatory Shri Ajay S/o Pyarelal Pardhi 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 **30-03-2026**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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.



Pardhi.

Shri Ajay S/o Pyarelal Pardhi
(Partner and Authorised Signatory)
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 06th March 2025.



Ajay S/o Pyarelal Pardhi

Shri Ajay S/o Pyarelal Pardhi
(Partner and Authorised Signatory)
A Plus Properties
Promoter and Land Owner
(Deponent)

SWORN BEFORE ME ON THIS 08th DAY OF March 2025 AT NAGPUR BY
MS/MR A Plus Properties through Ajay
R/O Hingna IDENTIFIED BY SHRI / SMT Self Pyarelal
ADVOCATE, DIST. NAGPUR Pardhi

(Signature)

NOTARY
GOVT. OF INDIA
NAGPUR (M.S.) INDIA
REG. NO. 29880
CHANDRASHEKHAR VISHWAMATH SAKHARE

