

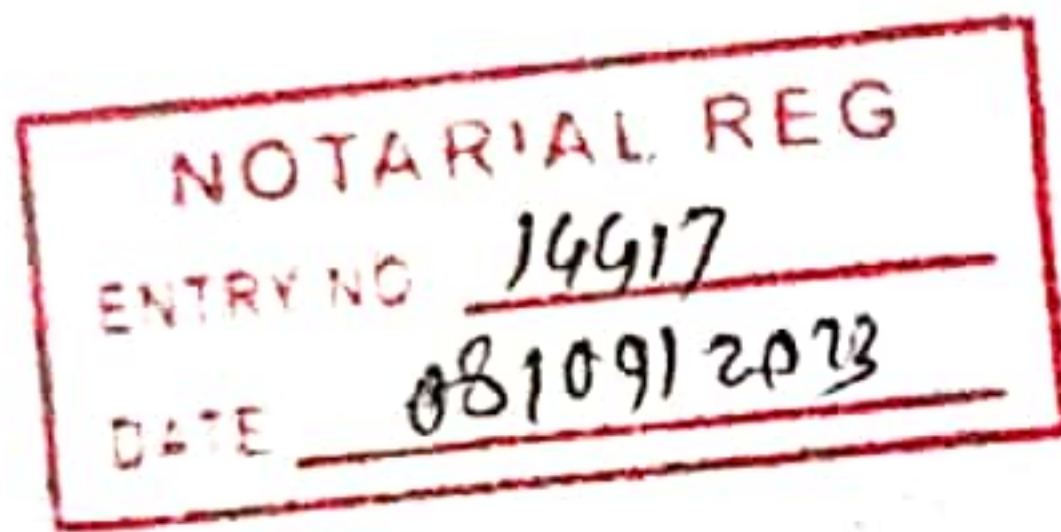


महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
49AA 018656

- 8 SEP 2023



Stamp Head Clerk / Sr Clerk



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, Shri. Satish Balkrishna Mundle; aged about 65 years, occupation Business, R/o Plot No. S-3, Laxmi Nagar, Nagpur (Income Tax PAN- ABRPM8028J, Aadhar UI No. 547995289469) acting through their duly Constituted Attorney Shri. Sushil Suresh Shirke aged about 51 years, Occupation Business (Income Tax PAN- APTPS 2870 L, Adhar UIN- 871605701385) R/o Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, Prabhu Nagar, Nagpur-440015, the promoter of proposed project i.e VRUNDAVAN-III is duly authorized as the promoter vide its authorization do hereby solemnly declare, undertake and state as under:

फक्त प्रातिज्ञापत्रासाठी

१) मुद्रांक विक्री वॉटवही अनुक्रमांक.....

दिनांक.....

19929

08 09 2013

२) मुद्रांक विक्री देणारा चावे जाव.....

रहियासाठी पत्ता व राही.....

अभिष्ट/ वलविका मुंडने

व

मर्फा कोकर

३) परवानाधारक मुद्रांक विक्रेत्याची राही.....

व परवाना क्रमांक तसेच.....

मुद्रांक विक्रीचे ठिकाण.....

08 09 2013

सुबोध एस. डेंजरे
रटॅम कोडर ला. नं. 7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
फोन नं. 1601059

मर्फा

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

NOTARY
OLD JAWA

I, Shri. Satish Balkrishna Mundle, being a promoter of the said project had entered into Agreement of Development with M/s Ojaswita Construction acting through its Partner, Shri. Sushil Suresh Shirke on which the Development of the proposed project is to be carried out do hereby state as under:

1. **THAT**, Promoters has a legal title Report to the land on which the development of the proposed 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**, the project land is free from all encumbrances.
3. **THAT**, the time period within which the said project shall be completed by us/promoters is **31-12-2027**;
4. (a) For new projects :

THAT, seventy per cent of the amounts realized by us/promoter 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.

(b) For ongoing project on the date of commencement of the Act.

(i) **THAT**, seventy per cent of the amounts to be realized hereinafter by me/promoter 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.

OR

(ii) **THAT** entire of the amounts to be realized hereinafter by me/promoter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. **THAT** the amounts from the separate account shall be withdrawn in accordance with Rule 5.



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 of allotment of any apartment, plot or building, as the case may be.



[Signature]

(Sushil Suresh Shirke)
Constituted Attorney for Promoter/Land Owner
Satish Balkrishna Mundle

VERIFICATION

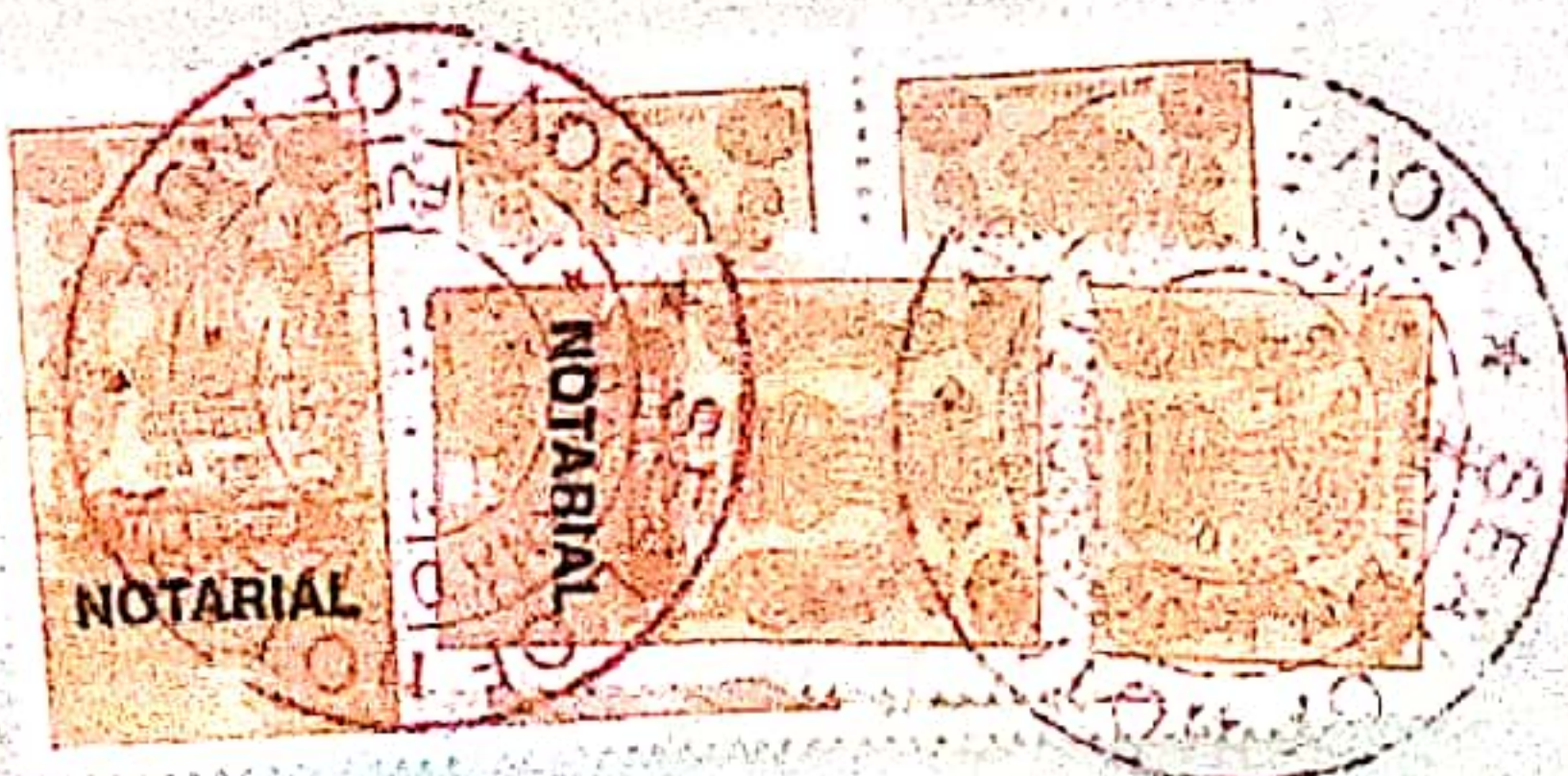
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Nagpur on this 8th day of September 2023.



[Signature]

(Sushil Suresh Shirke)
Constituted Attorney for Promoter/Land Owner
Satish Balkrishna Mundle



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

[Signature]
08/09/2023

Be Sworn Solemnly Affirmed
by as above

Who is personally Known to
me / identified by as above
before me on this 08th day
of Sept 2023 at Nagpur