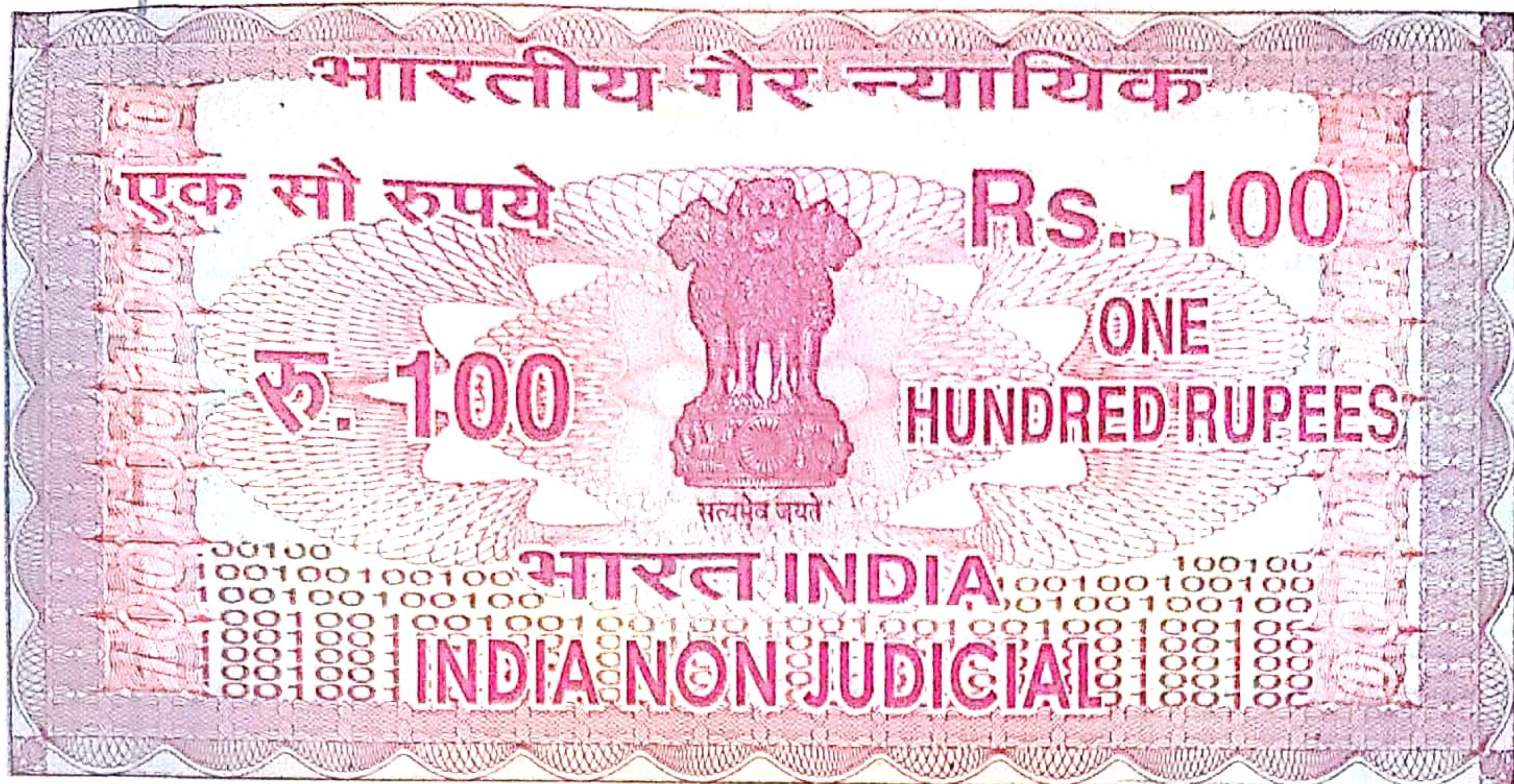




महाराष्ट्र MAHARASHTRA

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- 8 SEP 2023

|                 |
|-----------------|
| NOTARIAL REG    |
| ENTRY NO. 14415 |
| DATE 08/09/2023 |



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, Mrs. Seema W/o Mukesh Manjrekar aged about 58 years, occupation Household R/o 53, Gururaj Apartment, Prasad Nagar, Jaitala, Nagpur-440036 (Income Tax PAN-AHQPM7324L, Aadhar UI No. 200366972767) 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:

कथित प्रातिज्ञापत्रासाठी

१) मुद्रांक दिवशी जीववही अनुक्रममांक ..... 19930  
दिनांक ..... 08-09-2013

२) मुद्रांक दिवशी पैमान्याचे नाव ..... सीमा पुढेरी मांगरेकर  
रहिवासाचा पत्ता व राही ..... रविकाश्वर

मुद्रांक दिवशी

३) परवानाधारक मुद्रांक निवेदनाची राही  
व परवाना क्रमांक तारीख  
मुद्रांक दिवशीचे ठिकाण

08-09-2013

मुद्रांक दिवशी, ठिकाण  
सीमा पुढेरी मांगरेकर  
रविकाश्वर  
मुद्रांक दिवशीचे ठिकाण

मुद्रांक

ज्या कारणासाठी ज्यांनी मुद्रांक करेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक करेदी केलेल्यापासून ६ महिन्यात याद्वारे बंधनकारक आहे



I, Mrs. Seema W/o Mukesh Manjrekar, 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  
Mrs. Seema W/o Mukesh Manjrekar



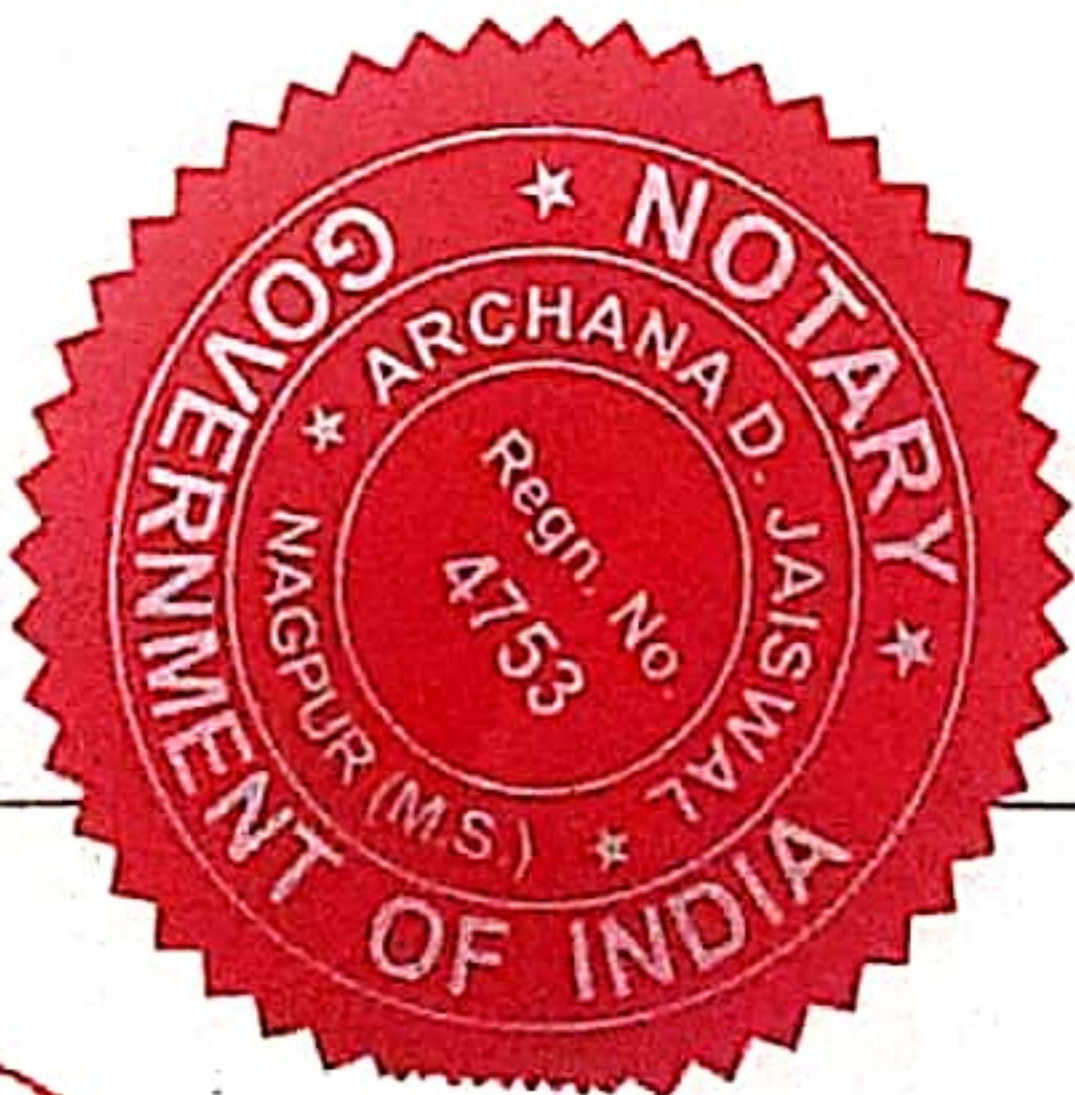
VERIFICATION

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 8<sup>th</sup> day of September 2023.

*[Signature]*

(Sushil Suresh Shirke)  
Constituted Attorney for Promoter/Land Owner  
Mrs. Seema W/o Mukesh Manjrekar



*[Signature]*  
08/09/2023

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

de Sworn Solemnly Affirmed  
by as above

Who is personally Known to  
me / Identified by -  
before me on this 08<sup>th</sup> day  
of Sept 2023 at Nagpur

