



महाराष्ट्र MAHARASHTRA

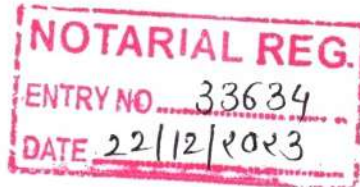
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NAGPUR TREASURY

76AA 255086

19 DEC 2023

Stamp Head Clerk / Sr. 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 **Shri Narendra S/o Dharnidhar Gandhi and Shri
Pramod S/o Dharnidhar Gandhi (Promoters)** through its Power of
attorney holder and authorised signatory **Shri Manish S/o Chhaganlal
Agrawal** of the proposed New project "**Agrawal Estates**", duly authorized by
the Promoters/ Land Owners of the Proposed New Project, vide its Power of
Attorney dated 18th November 2023;

For Narendra Dharnidhar Gandhi

For Narendra Dharnidhar Gandhi

Authorised Signatory

Authorised Signatory



१) मुद्रांक किती नोंदवरी असे ३५३२५ दि २२ DEC 2023
 २) दस्त्याची प्रकृत.....
 ३) दस्त नोंदणी करण्यात आहिले का? लेंव/नाही.
 ४) मुद्रांकाचे थोडक्यात वर्णन.....
 ५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....
 ६) हास्ते असल्यास त्याचे नाव व पत्ता.....
 ७) दुसऱ्या पक्षकाराचे नाव.....
 ८) मुद्रांकाचे शुल्क रक्कम.....

सी.एस. मोहनदरे स्टॅम्प सेंटर
 नाई. नं. १/८९, तहसील कोर्यालख, नागपूर
 फोन नं. ४६०९०३७



Project Details: "Agrawal Estates" Address:- Kh. No. 7/1,7/2 and 7/4 P H No.35
Mouje : Gonhi Sim,Taluka: Nagpur (Rural), Village Gonhi Sim and District Nagpur
440034.

Shri Narendra S/o Dharnidhar Gandhi and Shri Pramod S/o Dharnidhar Gandhi
(Promoters) through its Power of attorney holder and authorised
signatory Shri Manish S/o Chhaganlal Agrawal 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
31/03/2028.

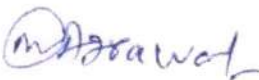
4. **For New projects:-**

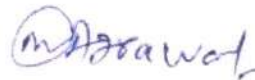
That seventy per cent of the amounts realised by me for the real
estate project from the allottees, from time to time, shall be deposited
in a separate account to be maintained in a scheduled bank to cover
the cost of construction and the land cost and shall be used only for
that purpose.

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 Narendra Dharnidhar Gandhi

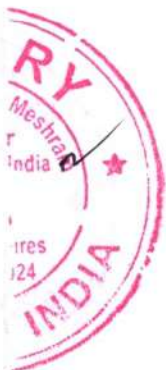
For Narendra Dharnidhar Gandhi




Authorised Signatory

Authorised Signatory



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 Narendra Dharnidhar Gandhi

(Signature)

Authorised Signatory

Shri Manish S/o Chhaganlal Agrawal
And
Mohd. Arif Mohd Saleem Sheikh
(Authorised Signatory/POA Holder)

Shri Narendra S/o Dharnidhar Gandhi

★ (Deponent)

For Pramod Dharnidhar Gandhi

(Signature)

Authorised Signatory

Shri Manish S/o Chhaganlal Agrawal
And
Mohd. Arif Mohd Saleem Sheikh
(Authorised Signatory/POA Holder)

Shri Pramod S/o Dharnidhar Gandhi

(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 December 2023.

For Narendra Dharnidhar Gandhi

(Signature)

Authorised Signatory

Shri Manish S/o Chhaganlal Agrawal
And
Mohd. Arif Mohd Saleem Sheikh
(Authorised Signatory/POA Holder)

Shri Narendra S/o Dharnidhar Gandhi
(Deponent)

For Pramod Dharnidhar Gandhi

(Signature)

Authorised Signatory

Shri Manish S/o Chhaganlal Agrawal
And
Mohd. Arif Mohd Saleem Sheikh
(Authorised Signatory/POA Holder)

Shri Pramod S/o Dharnidhar Gandhi
(Deponent)

Sworn before me on this 22nd day of Dec. 2023 at Nagpur by
Shri/Smt./Ku Above deponent
R/o Nagpur who has been identified
by Shri/Smt. Advocate Nagpur

(Signature)
NOTARY
SURESH S. MESHRA
GOVT. OF INDIA
Nagpur (M.S.) INDIA

