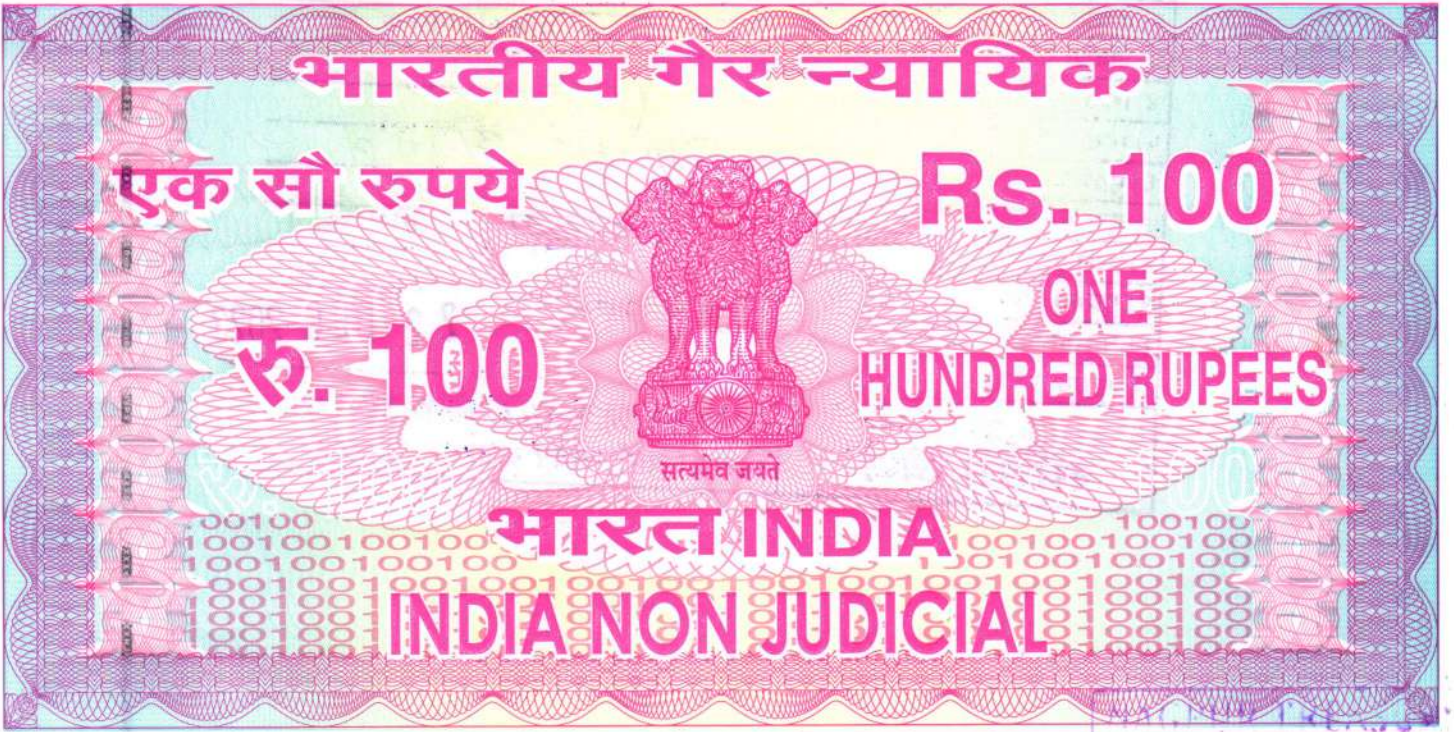




महाराष्ट्र MAHARASHTRA

2023

76AA 166337

22 DEC 2023

NOTARIAL REG	
ENTRY NO	20025
DATE	23/12/2023

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 Manish S/o Chhaganlal Agrawal and Mohd. Arif Mohd Saleem Sheikh (Power of Attorney Holders)** 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;

Manish Agrawal

Arif



१) दस्तावेज प्रमाणित करने का प्रकार	प्राथमिक
२) दस्तावेज किस प्रकार अंशित किया ?	होम/नाही
३) नोटरी के द्वारा अंशित करने का प्रकार	दस्तावेज निबंधक के
४) नोटरी का नाम	
५) मोहताब का नाम	मानव अग्रवाल
६) मुद्रांक विभाग का नाम	
७) दस्तावेज का प्रकार	कॉन्ट्रोल, गारंटी
८) दस्तावेज अंशित करने का प्रकार	
९) मुद्रांक शुल्क का प्रकार	22993
१०) मुद्रांक विक्री का प्रकार	22 DEC 2023
११) मुद्रांक विक्री का प्रकार	
<i>Sau S. T.</i> सरिता जीन मुद्रांक विक्रेता, लो. क्र. १/८८, कोड क्र. ४६०१२१५ गोलछा मार्ग, सदर बाजार, मुद्रांक	



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 Manish S/o Chhaganlal Agrawal and Mohd. Arif Mohd Saleem Sheikh (Power of Attorney Holders) 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.

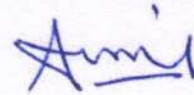
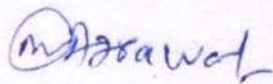
2. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

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.



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.



Chhaganlal Agrawal

Shri Manish S/o Chhaganlal Agrawal
(Authorised Signatory/ POA Holder)
(Deponent)

Mohd. Arif

Mohd. Arif Mohd Saleem Sheikh
(Authorised Signatory/POA Holder)
(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 **23rd December 2023**.

m Agrawal

Shri Manish S/o Chhaganlal Agrawal
(Authorised Signatory/ POA Holder)
(Deponent)

Amir

Mohd. Arif Mohd Saleem Sheikh
(Authorised Signatory/POA Holder)
(Deponent)



Be Sworn Solemnly Affirmed
by as above

Who is personally Known to
me / Identified by -
before me on this 23rd day
of Dec 2023 at Nagpur

Archana D. Jaishwal
23/12/2023

ARCHANA D. JAISWAL 4
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010

