भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
76AA 312416
08 DEC 2023
Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 32741
DATE 13/12/2023

FORM 'B'

[See rule3(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 of **M/s Atharva Infraventures (Promoter)** it Partner and Authorised Signatory **Shri Pratik S/o Chandrakant Suramwar** of the proposed New project **"Atharva Sapphire Towers-B"**, duly authorized by the Promoter of the Proposed New Proxject, vide its authorization letter 06-12-2023;

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No
15840
My Term Expires
on 06/12/2024
GOVT. OF INDIA

For Atharva Infraventures

Partner

१)मुद्रांक विक्री नोंदवही अनु. 38026 दि 13 DEC 2023

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
ज्ञाय नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

Project Details: **"Atharva Sapphire Towers-B"** Address:- Situated at Plot No.38, CTS No.486, Sheet No.783, Kh No.310/1,2,3,4,5/1,5/2 Mouje Chichbhavan, Village Nagpur, Taluka and District Nagpur-441108.

I, Shri Pratik S/o Chandrakant Suramwar (Authorized Partner) of **M/s Atharva Infraventures** (Promoter)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 **31/12/2029**.

4. **(a)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.
   (b) For ongoing project on the date of commencement of the Act.
   That seventy per cent of the amounts to be realised hereinafter by 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.

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

For Atharva Infraventures

Partner

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 Atharva Infraventures

Partner

Shri Pratik S/o Chandrakant Suramwar

(Authorized Signatory/ Partner)

Atharva Infraventures

(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 **13th December 2023**.

For Atharva Infraventures

Partner

Shri Pratik S/o Chandrakant Suramwar

(Authorized Signatory/ Partner)

Atharva Infraventures

(Deponent)

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Sworn before me on this 13th dt. day of Dec 2023 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate Nagpur

13.12.2023

NOTARY SURESH S. MESHRAM GOVT. OF INDIA Nagpur (M.S.) INDIA