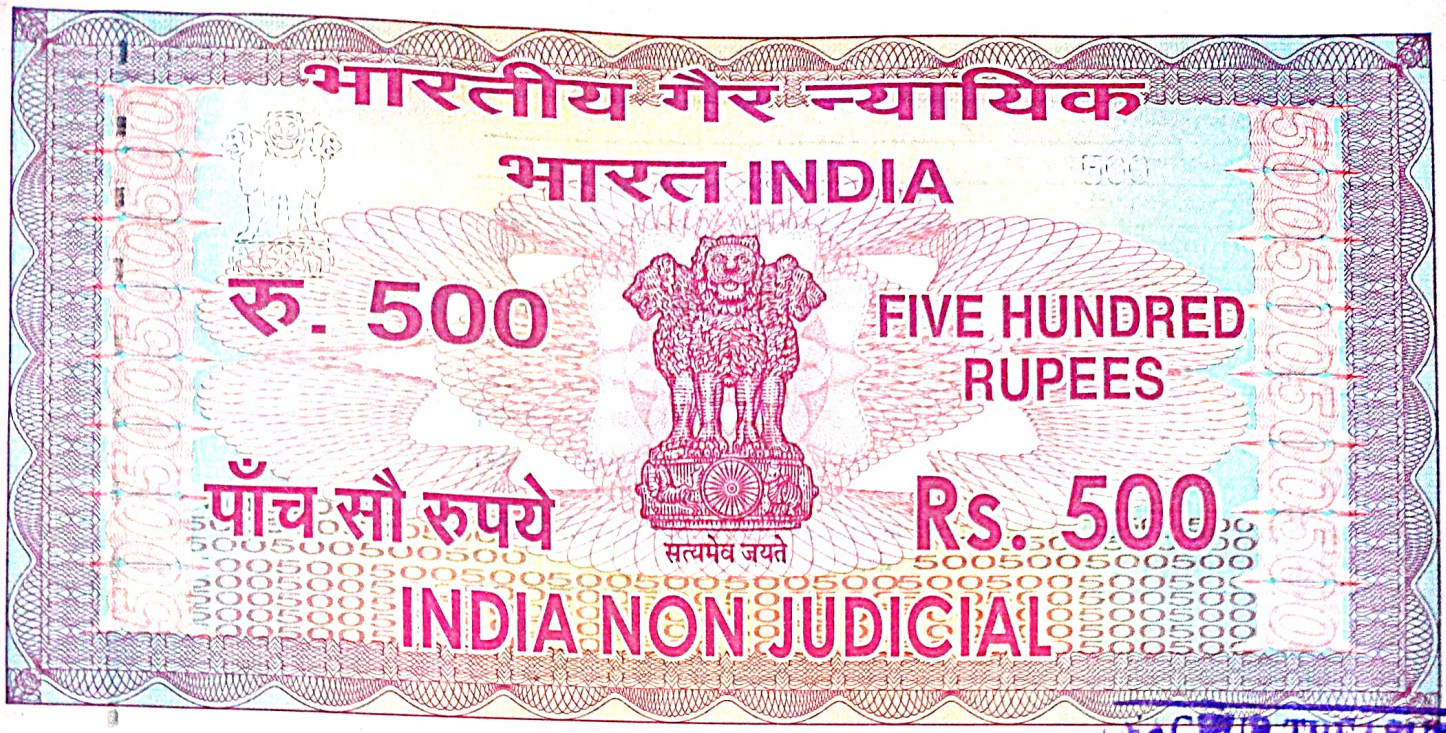


महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

NAGPUR TREASURY
CZ 947370
04 APR 2025
Stamp Head Clerk, Cash

NOTARIAL REG.
ENTRY NO 10716
DATE : 07/04/2025

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

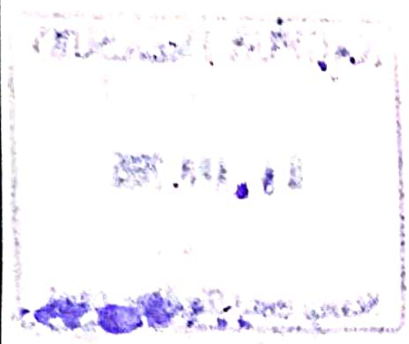
Affidavit cum Declaration of **M/s Atharva Infraventures (Promoter)** it Partner and Authorised Signatory **Shri Pratik S/o Chandrakant Suramwar** of the proposed New project **"Atharva Sapphire Towers-B"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter 06-12-2023;

For Atharva Infraventures

Partner

NOTARY
Suresh Sadashiv Mesharam
Nagpur Maharashtra India
Regd No. 15840
My Term Expires on 04/12/2028
GOVT. OF INDIA

१) मुद्रांक विक्री नोंद वही अनुक्रमांक	203 /दिनांक 18/12/2024
२) दस्ताचा प्रकार	
३) दस्त नोंदणी करणार आहेत काय?	हो/नाही
४) मिळकतीचे शोधक्रमांक प्रणाली	
५) मुद्रांक विक्रेता परवाना क्रमांक व पत्ता	अर्पित इन्व्हेस्टमेंट
६) दस्त अस्तित्वास ज्याचे नाव पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम रु.	100
श्रीमती रत्नमाला काळे	मुद्रांक विक्रेता, ला.क्र. १/१९९६, कोड क्र. ४६०१०४३ जिल्हाधिकारी परिसर, त. दर्शनालय, नागपूर (शहर)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	





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, the said project including the 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 is mortgaged with Uco Bank, Nagpur for availing the Credit facility from the bank in the form of Construction Finance.

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.

For Atharva Infraventures

Partner



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.

NOTARY Aashiv Meshram Regd. Maharashtra Id No. 140 Expires 2024 INDIA

For Atharva Infraventures

Partner

Shri Pratik S/o Chandrakant Suramwar

(Authorized Signatory/ Partner)

Atharva Infraventures

(Deponent)


NOT
Suresh Sadas
Regd No
15
My Term Expires
GOVT. OF IN

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 **07th April 2025**.

For Atharva Infraventures

Partner

Shri Pratik S/o Chandrakant Suramwar

(Authorized Signatory/ Partner)

Atharva Infraventures

(Deponent)

NOTARY Suresh S. Meshram NAGPUR (M.S) INDIA Reg. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regd No. 15840 My Term Expires on 06/12/2029 GOVT. OF INDIA

Sworn before me on this 07th dt. ay of April 20 25 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate Nagpur

Suresh S. Meshram
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

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