

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
75AA 920452
13 FEB 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG
ENTRY NO 7208
DATE 16/04/2024

SEAL OF NOTARY * SCHANA D. JAISWAL * Regd. No. 4753 * NAGPUR (M.S.) * GOVT. OF INDIA

9

FORM – B

DECLARATION, SUPPORT BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

1. Affidavit cum Declaration of **Mr. Sanjay Laxmanrao Narad, Manoj Ramesh Jani and Pankaj Chandrakumar Jain** as Director of **C-Craft Infra Pvt. Ltd and Flat No. 102 of Mrs. Kalpana Dadarao Mohad, Nagpur, Flat No. 103 of Mr. Ambarish Arun Sapre, Nagpur, Flat No. 602 of Mr. Satish Ambadas Joshi, Nagpur, Flat No. 602 of Mrs. Savita Satish Joshi, Nagpur, Flat No. 202 of Mrs. Rekha Sharad Mahor, Nagpur, Flat No. 302 of Mr. Vrunda Sanjay Nandekar, Nagpur, Flat No. 303 of Mr. Shailendra**

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१. दस्ताचा प्रकार/अनुच्छेद क्रमांक	Agmt @
२. दस्त नोंदणी करणार आहेत काय ?	काय/नाही
३. नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव.	C - Raft Infra Pvt Ltd
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	100
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	32263 दिनांक 16 FEB 2024
११) मुद्रांक विकत घेणाऱ्याची सही	
नरेंद्र मुन्नालाल जैस्वाल	मुद्रांक विक्रेता, ला. क्र. १८/९१, कोड क्र. ४६०१०१ जिल्हाधिकारी परिसर, तळ कार्यालय, नागपूर (शहर)

NOTARY D. JAISWAL ARCHANA Regd. No. A753

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Singh, Mr Kishan Singh Sisodia, Nagpur, Flat No. 403 of Mr. Avinash Anant Jatkar, Nagpur, Flat No. 402 of Mr. Shankunhi Menon Gopikumar, Nagpur, Flat No. 502 of Mr. Amitabh Ranbirsing Thakur, Nagpur, Flat No. 502 of Mrs. Priyanka Amitabh Thakur, Nagpur, Flat No. 401 of Mr. Amit Madhukar Jain, Nagpur, Flat No. 503 of Mrs. Shakuntala Dilip Shrivastava, Nagpur Flat No. 501 of Mrs. Shobha Dattatraya Jagam, Nagpur, Flat No. 501 of Mr. Harshvardhan Dattatraya Jagam, Nagpur, Flat No. 501 of Mrs. Hema Arun deo, Nagpur hereby all flat owners jointly known as Promoters of the proposed project **Shreyas Insigina, Plot No. 7/1, IN Block T (T-7/1), Kh. No.-4/1, 4/2, 7/2, 25, & 26/1-4, Mouza Ajni, CTS No. 140, Sheet No-83/14, Ward No. 75, House No-385 , Laxmi Nagar, Nagpur, Tah. & Dist. Nagpur-440010**

I/We, Mr. Sanjay Laxmanrao Narad, Manoj Ramesh Jani and Pankaj Chandrakumar Jain as Director of C-Craft Infra Pvt.Ltd & promoters (as mentioned above) of the proposed project do hereby solemnly declare, undertake and state as under:

Also, Promoters jointly authorized C-Craft Infra Pvt. Ltd. represented through its director Mr. Sanjay Laxmanrao Narad, having duly executed and registered General Power of Attorney (GPA) dtd 25.07.2022 having document registration No. 267/7025. Further, all directors authorized Mr. Sanjay Laxmanrao Narad through board resolution dtd.10.02.2024 to perform/act/sign all RERA Registration formalities on there behalf.

1. C-Craft Infra Pvt. Ltd has a legal title Report to the land on which the development of the proposed project is to be carried out.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31.12.2026.**
4. That seventy percent 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/development cost and the land cost and shall be used only for that purpose.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.
6. That I / 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 certifiedand 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 hasbeen in compliance with the proportion to the percentage of completion of the project.
7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

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8. That I / the promoter shall inform the Authority regarding all the changes that have occurred in theinformation 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 I / 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 allottee at the time allotment of any apartment, plot or building, as the case may be.

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur on this 16th day of April 2024.

For C-Craft Infra Pvt.Ltd.

C-CRAFT INFRA PRIVATE LIMITED

Mr. Sanjay L Narad DIRECTOR
Director/Authorised Signatory,

Mr. Sanjay L Narad
Authorised Signatory on behalf of Promoters (Flat Owners)

NOTARY ★ ARCHANA D. JAISWAL ★ Regn. No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

GOVT. OF INDIA NOTARY ARCHANA D. JAISWAL NAGPUR (M.S.) Regd. No. 4753

Be Sworn Solemnly Affirmed by On above

Who is personally Known to me / identified by —

before me on this 16th day of April 2024 at Nagpur

16/04/2024

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

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