भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREAS
00AB 236934
26 APR 2024
Stamp Head Clerk / S

NOTARIAL REG.
ENTRY NO. 12893
DATE 6-5-2024

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 of **M/s Sai Aarnav Realty Private Limited** through its Director and Authorised Signatory Shri Aarnav S/o Dilip Bobde Patil of the proposed New project **"Asteria Residences",** duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 06th May 2024;

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

१) मुद्रांक विक्री क्र. : 4324 दिनांक : 6 MAY 2024

२) दस्ताचा प्रकार : ठरा

३) दस्त नोंदणी करणार आहे का? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव

६) ज्यांच्या वतीने मुद्रांक खरेदी केला त्यांचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

एस. ए. जोशीया

मुद्रांक विक्रेता, ला.क्र. ९२/९२ जोड क्र. ४८, १०१५
जिल्हाधिकारी परिसर, त. कार्यालय नागपूर (सदर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारणासाठी मुद्रांक खरेदी केल्यापासून ६

Project Details: **"Asteria Residences"** Situated at Amalgmated Plot No.05, CTS No.1659/1&2, Sheet No.13/59, KH No.224, Ward No.66, Mouje Sitabuldi, Street: Henessey Road Village: Nagpur Taluka and District Nagpur-440001

We, M/s Sai Aarnav Realty Private Limited (Promoter) through its Director and Authorised Signatory **Sai Aarnav Realty Private Limited** 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 **30/12/2027**.

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.

For Sai Aarnav Realty Private Limited

Director

Shri. Aarnav S/o Dilip Bobde Patil

(Director and Authorized Signatory)

Sai Aarnav Realty Private Limited

(Promoter)

(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 May 2024**.

For Sai Aarnav Realty Private Limited

Director

Shri. Aarnav S/o Dilip Bobde Patil

(Director and Authorized Signatory)

Sai Aarnav Realty Private Limited

(Promoter)

(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

Sworn before me on this 06th day of May 20 24 at Nagpur by Shri/Smt./Ku Above deponent R/o. Nagpur who has been identified by Shri/Smt ..... Advocate Nagpur.

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

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