भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NOTARIAL REG.
ENTRY NO. 12895
DATE 06/5/2024

NAGPUR TREASURY
99AA 888806
12 APR 2024
Stamp Head Clerk / Sr. Clerk

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn No
15[illegible]0
My Term Expires
on 06/12/2024
GOVT OF INDIA

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 **Shri Dilip S/o Amrutrao Bobde Patil, Co-Promoter/ Land Owner** the proposed New project **"Asteria Residences"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 06th May 2024;

4834

दिनांक - 6 MAY 2024

२) दस्ताचा प्रकार

३) दस्त नोंदणी करणार असलेल्या कार्यालयाचे नाव

४) मिळकतीचा वा कार्यालयाचा तपशील

५) मुद्रांक विक्रेता यांचा परवाना नंबर व तपशील

६) दस्त अस्तित्वास त्याचे नाव पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

नलेश पी जांभुळकर

मुद्रांक विक्रेता, ला.क. २५, १५ वर्ष ● ९८०१०१९

जिल्हा अधिकारी कार्यालय परिसर, नागपूर

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

I, Shri Dilip S/o Amrutrao Bobde Patil, Co-Promoter/ Land Owner 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.

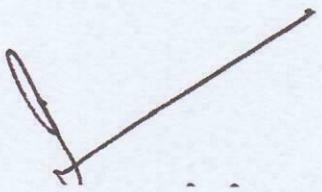
7. That, the promoter shall take all the pending approvals on time, from the competent authorities.

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.





Shri. Dilip S/o Amrutrao Bobde Patil

(Land Owner / Co-Promoter)

(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**.

Shri. Dilip S/o Amrutrao Bobde Patil

(Land Owner / Co-Promoter)

(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 08/12/2024 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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