भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 99AA 888807

12 APR 2024

NOTARIAL REG.
ENTRY NO. 12894
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 **(1) Mrs.Kusum W/o Vijay Kumar Panchmatia and Shri Rajiv S/o Vijay kumar panchmatia (Collectively Called as Land Owners of Part of Plot No.5),** through its Power of Attorney (POA)Holder M/s Sai Aarnav Realty Private Limited through its Authorised Signatory and Director Shri. Aarnav S/o Dilip Bobde Patil, of the proposed New project **"Asteria Residences"**, duly authorized by the Landowners of the Proposed New Project, vide its authorization letter and Power of Attorney Dated 06th May 2024;

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

8535

- 6 MAY 2024

(१) मुद्रांक किंमती पैकी वापरलेले मुद्रांक

(२) दस्ताचा प्रकार

(३) दस्त नोंदणी करण्यास आकारलेला दर

(४) सिटीसर्वे मालमत्तेचे तपशील

(५) मुद्रांक विक्रेता परवाना नाही तो सही See Annexure

(६) हक्क प्रदानाचा व्यवहार नोंद पक्षकार ३ सही

(७) दुसऱ्या पक्षकाराचे नाव

(८) मुद्रांक शुल्क रक्कम CC

महेश पी जाधुलकर

मुद्रांक विक्रेता, ला.क. १५ १५ जाह.क. ८८७०११

दिवाणी अधिकारी न्यायालय पारनेर, नगर

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 (POA Holder) through its Director and Authorised Signatory **Shri. Aarnav S/o Dilip Bobde Patil** 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 Land Owners

Shri. Aarnav S/o Dilip Bobde Patil

(Director and Authorized Signatory)
Sai Aarnav Realty Private Limited
(POA Holder)

(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 Land Owners

Shri. Aarnav S/o Dilip Bobde Patil

(Director and Authorized Signatory)
Sai Aarnav Realty Private Limited
(POA Holder)

(Deponent)

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

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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