भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

03AB 410885

14 MAY 2024

Stamp Head Clerk Sr. Clerk

NOTARIAL REG
ENTRY NO 10122
DATE 31/06/2024

SEAL OF NOTARY * GOVT. OF INDIA * ARCHANA D. JAISWAL * NASHIK (M.S.) * Regd No 8753

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** Shri Nareshkumar Sureshrao Devgade of the proposed New project **"Maa Narmada Nagari-3"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 20th May 2024;

For Nareshkumar Sureshrao Devgade

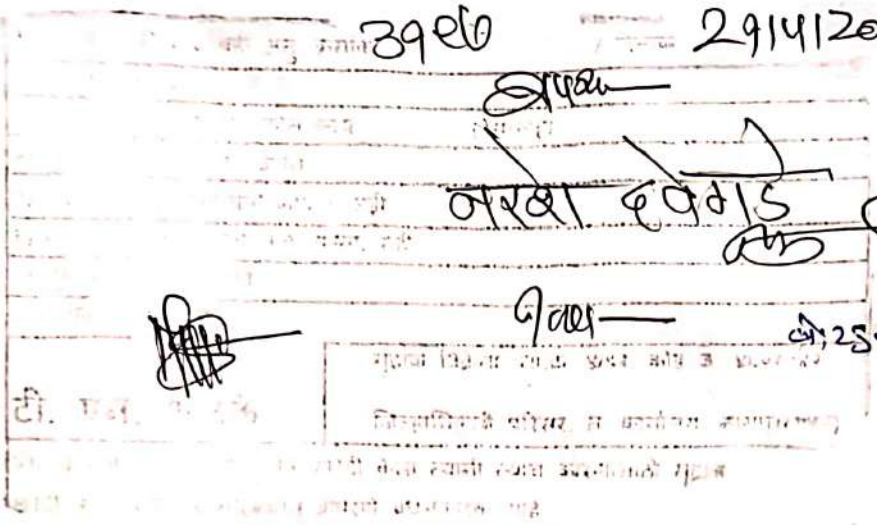
Proprietor

3960 29/4/2028

श्रवण

नरेश देवड़ा

ग्राम



Project Details: "**Maa Narmada Nagari-3**" Situated at P.H.N. 46, KH No.44 and 45 ,Mouza:Wanadongri, Village: Wanadongri , Taluka Hingna & District Nagpur -441110

I, Shri Nareshkumar Sureshrao Devgade Proprietor and Authorised Signatory 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 **31/12/2027**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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.

For Nareshkumar Sureshrao Devgade

Proprietor

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 Nareshkumar Sureshrao Devgade

Proprietor

Nareshkumar Sureshrao Devgade

Proprietor and Authorised Signatory

(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 **21st May 2024** .

For Nareshkumar Sureshrao Devgade

Proprietor

Nareshkumar Sureshrao Devgade

Proprietor and Authorised Signatory

(Deponent)

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

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

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

Be Sworn Solemnly Affirmed by in absence

Who personally Known to me / identified by —

before me on this 01st day of June 2024 at Nagpur

01/06/2024

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

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