



महाराष्ट्र MAHARASHTRA

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14 JUN 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 **Maganlal Panchmatia HUF** through its **Karta Shri. Amitkumar Maganlal Panchmatiya Promoter** of the proposed New project **"BAJARGAON ESTATES"**, duly authorized Person;



१) दस्तावेजा प्रकार/अनुच्छेद क्रमांक	२/५५५/१
२) दस्ता नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी लागू असल्यास दुसऱ्या निवेदक कार्यान्वयनाचे नाव	दुसऱ्या निवेदक क्र.
४) मिळकतीचे स्थान	
५) मोबदला रक्कम	
६) मुद्रांक विक्रेता हेनामचे नाव	मेवानवाल पंचभातिया रंज क रेक
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्याचे मूल्य	१००
९) मुद्रांक शुल्क रक्कम	६१५५
१०) मुद्रांक विषयी नोंद	१४ JUN 2024
११) मुद्रांक विक्रेता ठेकाऱ्याचे	
Saw 8/1 सरिता जैन	मुद्रांक विक्रेता, ता. क्र. १/८८, कोड क्र. ४६०१०१५ गोलघा मार्ग, सदर बजार, नागपूर-९



Project Details: **"BAJARGAON ESTATES"** Situated at Kh No.139/1/A, Mouza: Bajargaon, Village Nagpur, TAH: Nagpur (Rural) & District Nagpur-440023

I/We, Maganlal Panchmatia HUF through its Karta Shri. Amitkumar Maganlal Panchmatiya (Promoter) 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 **30/06/2028**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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 Amitkumar S/o Maganlal Panchmatiya,
Karta
MAGANLAL PANCHMATIA HUF
(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 17th June 2024.

Shri Amitkumar S/o Maganlal Panchmatiya,

Karta

MAGANLAL PANCHMATIA HUF

(Promoter)

(Deponent)



I do Sworn Solemnly Affirmed
by on above

Who is personally Known to
me / Identified by —
before me on this 17th day
of June 2024 at Nagpur

17/06/2024

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

