भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
03AB 225529
7 MAY 2024
Stamp Head Clerk Sr. Clerk

NOTARIAL REG.
ENTRY NO. 3556
DATE: 11/05/2024

**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 RPM INFRAVENTURES PVT. LTD., a Regd. Company having office at 104-105, VCA Complex, Civil Lines, – 440001; Promoter of the Multy Family Residential Apartment project consisting of one and only one Building named "ShreeKrupa" proposed on Plot No. 5A of Ankila Layout, Khasara No. : 17/1, 17/2, 26/1; Mouza : Mankapur; Tehsil : Nagpur (Urban) & District : Nagpur; within the limits of Nagpur Municipal Corporation, bearing Property Index No. 01007640 and House No. : 1267/9; demarcated by its boundaries Plot No. 4A to the North, 9 meter wide road to the South, Other Plots to the East and 9 meter wide road to the West; admeasuring 500.019 sq. mts. Area owned by 1) Shri Pratap Rana and 2) Shri Shyam Rana acting through Power of Attorney holder RPM INFRAVENTURES PVT. LTD. through its Authorised Signatory : Prasanta Mishra, Age : 59 Years, Occ. : Business, R/o. Flat No. 301, Park Residency, Plot No.6, Raj Nagar, Katol Road, Nagpur – 440013;

NOTARY
ARCHANA S. MESHRAM
NAGPUR DIST.
(M.S.) INDIA
Regn. No.
15862
My Term Expires
on 13/4/2026
GOVT. OF INDIA

(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे ..... स्व:पं.....

प्रतिज्ञापत्रासाठीय कारण .....

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता ..... व्हाट. पी. एम. इन्फ्रावेन्चर्स प्रायवेट लिमिटेड नागपुर

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक/दिनांक ..... १९८० दि. १०/५/२०२४

मुद्रांक विकत घेणाऱ्याची सही/दिनांक .....

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांकतसेच मुद्रांक विक्रीचे ठिकाण

सौ. सविता एन. घांदूरकर
स्टॅम्प व्हेंडर,
लॉ. नं. २०/१९९२
दु.नि.क्र.५, नागपूर-शहर
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14

I, the promoter of the proposed project as well as the power of attorney holder of the land owners do hereby solemnly declare, undertake and state as under :

1. That I have a Legal Title Report to the land on which the development of the project is proposed.

2. That the project land is free from all Legal and Financial Encumbrances.

3. That the time period within which the project shall be completed by me is on or before the date : 15-04-2027.

4. 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.



6. That I, 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I, 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 I, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

**Deponent / Promoter / Land Owner through POA**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nagpur on this 11th day of May 2024.

**Deponent / Promoter/ Land Owner through POA**

SEAL OF NOTARY ARCHANA S. MESHRAM DIST. NAGPUR (M.S) INDIA Reg. No. 15862 GOVT. OF INDIA

NOTARY ARCHANA S. MESHRAM NAGPUR DIST (M.S.) INDIA GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SWORN / SOLEMNLY AFFIRMED BY Above Deponent

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY Self

BEFORE ME THIS 11th DAY OF May 2024 AT NAGPUR

ARCHANA S. MESHRAM
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA