



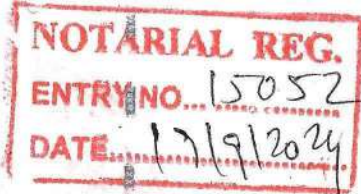
महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
97AA 282490

13 SEP 2024

Stamp Head/Clerk/Sr. Clerk



FORM 'B'

[See rule3(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 Maa Vaishnavi Infra (Promoter) through its Partner and Authorised Signatory Shri. Nikunj Sanjay Jariwala of the proposed New project "TARA Commercial Complex", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

Project Details: "TARA Commercial Complex" Situated at Situated at Plot No. X-274 & X-275, Rengapar, Butibori Industrial Area, Butibori, Nagpur-441122.

I, Shri. Nikunj Sanjay Jariwala (Partner and Authorized Signatory) of M/s Maa Vaishnavi Infra (Promoter) the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-



मुद्रांक विहीन नोट वही अनुक्रमांक 26589 दिनांक 19 SEP 2024

2) दस्ताचा प्रकार

3) दस्त नोंदणी करणार आहेत काय ? होय/नाही

4) मिळकतीचे थोडक्यात वर्णन

5) मुद्रांक विक्रेता ई.गान्वाचे नाव व सही

6) हस्तो असल्यास त्याचे नाव, पत्ता व सही

7) दुसऱ्या पक्षकाराचे नाव

8) मुद्रांक शुल्क रक्कम

आर. क. कांबळे

मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०९०४४
जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक



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 31/12/2034.
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 has 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.

Nikunj

Shri. Nikunj Sanjay Jariwala
(Partner and Authorised Signatory)
M/s Maa Vaishnavi Infra
(Promotor)
(Deponent)

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 on this day of **19th September, 2024.**

Nikunj

Shri. Nikunj Sanjay Jariwala
(Partner and Authorised Signatory)
M/s Maa Vaishnavi Infra
(Promotor)
(Deponent)

SWORN/Solemnly affirmed
by Above deponent

Who is personally known
to me identified by ✓

before me on this the 19th
day of Sept at Nagpur

2024

Signature
19/9/2024

PURUSHOTTAM N. PORKUTE
NOTARY
GOVT. OF INDIA
NAGPUR (M.S.)