



महाराष्ट्र MAHARASHTRA

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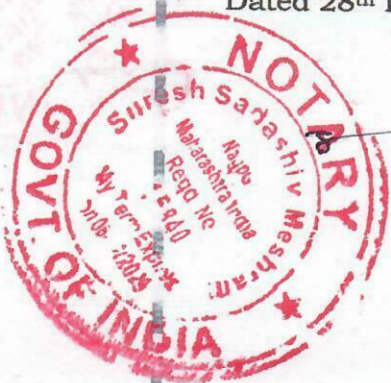
FORM 'B'

[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. MAA VAISHNAVI INFRA** through its Partner and Authorized Signatory **Shri. NIKUNJ SANJAY JARIWALA** of the proposed New project "**TARA COMMERCIAL COMPLEX**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 28th February 2025;



१) वरताचा प्रकार/अनुच्छेद क्रमांक	होय/नाही
२) दस्त नोंदणी करणार आहेत काय ?	
३) नोंदणी होणार असल्यास दुय्यम विक्रेता कार्यालयाचे नाव दुय्यम निबंधक क्र.	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	मो. वैद्यनाथी इव्हान्स
७) दुसऱ्या पक्षकाराचे नाव	अमर
८) हस्ते असल्यास त्याचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	दिनांक 28/2/2025
१०) मुद्रांक विक्री नोंद वही अनु क्रमांक	51510
११) मुद्रांक विकत घेणाऱ्याची सही	
व्यशचंत एक. पाटील	मुद्रांक विक्रेता ला.क्र.२३०/८६ कोड क्र. ४६०९. जिल्हाधिकारी परिषद, न. कार्यालय, नागपूर शहर



DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

A /Affidavit cum Declaration

Affidavit cum Declaration of M/s. MAA VAISHNAVI TRUST through its
Partner and Authorized Signatory, Smt. SURESH SARAS, in relation to the
proposed New Project "TARA COMMERCIAL COMPLEX", has authorized
by the Promoters of the Proposed New Project, the undersigned to
dated 28th February 2025;



Project Details: **"TARA COMMERCIAL COMPLEX"** admeasuring 1350.00 Sq.Mtrs situated at Plot No. X-275, X-274, Mouza-Rengapur, Butibori Industrial Area, MIDC Road, Butibori, Nagpur-441122.

We, M/S MAA VAISHNAVI INFRA through its Partner **Shri. NIKUNJ SANJAY JARIWALA** 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 **31/12/2034**.
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.



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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.

M/s. MAA VAISHNAVI INFRA



PARTNER

Shri. NIKUNJ SANJAY JARIWALA
(Partner and Authorized Signatory)

M/s. MAA VAISHNAVI INFRA

(Deponent)



GOVT OF U
Suresh
My Term Ex
on 06. 2120

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 **28th February 2025**.



M/s. MAA VAISHNAVI INFRA

PARTNER

Shri. NIKUNJ SANJAY JARIWALA

(Partner and Authorized Signatory)

M/s. MAA VAISHNAVI INFRA

(Deponent)



Sworn before me on this 28th day of Feb 2025 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. [Signature] Advocate, Nagpur

Suresh S. Meshram
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

