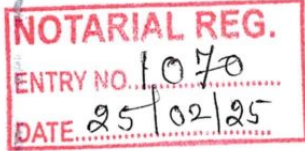




महाराष्ट्र MAHARASHTRA

2024



DD 667836

21 FEB 2025

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 **PRASANNA LANDS** through its Partner and Authorized Signatory **Shri.Nikhil Prakash Chaple**, promoter of the proposed New project "**MORESHWAR PARK-10**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 25th FEBRUARY 2025;

Project Details : **"MORESHWAR PARK-10 "** admeasuring 12491.55 Sq.Mtrs. Situated at Khasra No. 86/1, P.H.NO.74/A, Mouza - BOTHALI, Tah.-Nagpur (G) & District, Nagpur-441108.

We, **PRASANNA LANDS** through its Partner and Authorized Signatory **Shri.Nikhil Prakash Chaple** 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 **31/12/2030**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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

Prasanna Lands

Partner

Shri.Nikhil Prakash Chaple

Partner/ Authorized Signatory

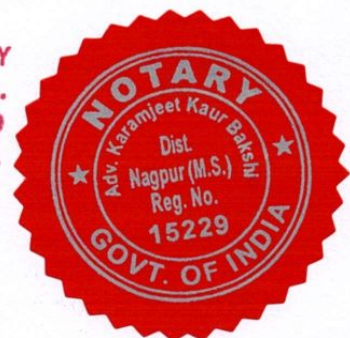
PRASANNA LANDS

(Deponent)



SWORN BEFORE ME ON 25/12/2025 AT KAMPTEE BY
DAY OF 25 MONTH OF 12 YEAR 2025
SHRI/SMT./KU.....
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT.....
ADVOCATE, NAGPUR.

**NOTARY
GOVT. OF INDIA**



THE HON. THE CHIEF MINISTER, GOVT. OF INDIA, NEW DELHI.
SIR,
I have the honor to acknowledge the receipt of your letter of the 14th inst. and in reply to inform you that the same has been forwarded to the appropriate authorities for their consideration.

Yours faithfully,
[Signature]

Enclosed for your information are two copies of the report of the committee appointed to inquire into the matter of the [illegible] and to recommend the steps to be taken for its improvement.

I am, Sir, very respectfully,
Your obedient servant,
[Signature]

Very truly yours,
[Signature]



Prasanna Landa

Partner

RECEIVED BY
[illegible]
[illegible]
[illegible]

GOVT. OF INDIA
NEW DELHI

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 **25th FEBRUARY 2025**.

Prasanna Lands



Partner

Shri. Nikhil Prakash Chaple

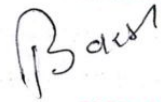
Partner/ Authorized Signatory

PRASANNA LANDS

(Deponent)



SWORN BEFORE ME ON As ds
DAY OF 25/2/25 AT KAMPTEE BY
SHRI/SMT./KU.....
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT.....
ADVOCATE, NAGPUR.



**NOTARY
GOVT. OF INDIA**

