

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

CZ 022777

04 APR 2025

NOTARIAL REG.
ENTRY NO 11534
DATE : 15/04/2025

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regd. No.
15840
My Term Expires
on 06/12/2029
GOVT. OF INDIA

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 **BHAVYA INFRAVENTURES PRIVATE LIMITED** through its Director and Authorized Signatory **Shri. Murlidhar Govindram Wadhwani**, promoter of the proposed New project **"GOVIND RESIDENCY - III"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 15th April 2025;

8 APR 2025

५)	मुद्रांक विक्री नोंद वही अनुक्रमांक	277 /दिनांक
२	दस्ताचा प्रकार	करार
३)	दस्त नोंदणी करण्यात आहेत का ?	होय/नाही
४)	मिळकतीचे थोडक्यात वर्णन	
५)	मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६)	हस्ते अथवा -यांचे नाव पत्ता व सही	
७)	दुसऱ्या पक्षकाराचे नाव	
८)	मुद्रांक शुल्क रक्कम	500
एकनाथ ठरेठे	मुद्रांक विक्रेता सा.क्र.१४/१९८६ कोड क्र.४६०१०१६ जिल्हा दिवाणी न्यायालय, व. कार्यालय, नागपूर (शहर)	
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात दस्त नोंदणी करणे बंधनकारक आहे		

Suresh Sadas
Nagpur
Maharashtra
Regd.
158
My Term
on 06/
GOVT.

Project Details: **"GOVIND RESIDENCY-III",** admeasuring 1343.16 sq.mtrs Situated at Plot No. 5 and 6, Khasra No. 145, Mouza- NARA, Malik Makbuja Nara-145, NAGPUR-440014.

We, **BHAVYA INFRAVENTURES PRIVATE LIMITED** through its Director and Authorized Signatory **Shri. Murlidhar Govindram Wadhwani** , 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 **31/12/2028**.
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 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.

For Bhavya Infraventures Pvt. Ltd.

Authorised Signatory

Shri. Murlidhar Govindram Wadhwani

(Director and Authorized Signatory)

BHAVYA INFRAVENTURES PRIVATE LIMITED

(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 **15th APRIL 2025**.

For Bhavya Infraventures Pvt. Ltd.

Authorised Signatory

Shri. Murlidhar Govindram Wadhwani

(Director and Authorized Signatory)

BHAVYA INFRAVENTURES PRIVATE LIMITED

(Deponent)

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regd No. 15840 My Term Expires on 06/12/2029 GOVT. OF INDIA

NOTARY Suresh S. Meshram NAGPUR (M.S) INDIA Regd. No. 15840 GOVT. OF INDIA

Sworn before me on this 15th day of April 2025 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. _____ Advocate, Nagpur

15/04/2025

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

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