भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

CS 493617

14 FEB 2025

NOTARIAL REG.
ENTRY No. 5887
DATE: 20/02/2025

NOTARY ARCHANA S. MESHRAM Nagpur Dist. (M.S.) India Registration No. 15862 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 **RENAISSANCE ENTERPRISES PRIVATE LIMITED through its Director and Authorized Signatory Shri. Krishnakumar Mannilal Gupta**, of the proposed New project **"NIDHIVAN PHASE-2"**, duly authorized by the promoter of the Proposed New Project, vide its authorization letter and Power of Attorney Dated 17th February 2025.

NOTARY GOVT. OF INDIA ARCHANA S. MESHRAM Registration No. 15862

१) मुद्रांक विक्री नोंदवही अनु क्रमांक....47316

२) दिनांक:...18-02-2025.....

३) दस्ताचा प्रकार:...Reg Registration

४) दस्त नोंदणी करणार आहेत का? होय/नाही

५) मिळकतीचे थोडक्यात वर्णन-.. .....

६) मुद्रांक विकत घेणाऱ्याचे नाव व सही...Renaissance Enterprises PA on -

७) ज्यांचे करिता खरेदी त्यांचे नाव व सही...Recon: K.K. Gupta Sir Hanya Ugro

८) दुसऱ्या पक्षकाराचे नाव.....

९) मुद्रांक शुल्क रक्कम...500/-

१०) दिनांक :..18-02-2025

For Recon

N. Chhabra

18 Feb 25

सुबोध एस. केदारे
ज्युडिशियल कॉन ज्युडिशियल
स्टॅम्प वेंडर ला. नं. 7/96,
तहसिल कार्यालय, नागपूर
कोड नं.:4601059

GOVT OF INDIA

GOVT OF INDIA

Project Details :- **"NIDHIVAN PHASE-2",** admeasuring 6549.60 Sq.Mtrs, Situated at Khasra No. 50/1(Part), 50/2(Part), P.H.No.73, Mouza-Panjri(Lodhi), Tah.Nagpur(Rural), Dist.Nagpur-441108.

We, RENAISSANCE ENTERPRISES PRIVATE LIMITED through its Director and Authorized Signatory Shri. Krishnakumar Mannilal Gupta, 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 31/12/2030.

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.

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

Renaissance Enterprises Pvt. Ltd. Nagpur

Shri. Krishnakumar Mannilal Gupta

Director/Authorized Signatory

RENAISSANCE ENTERPRISES PRIVATE LIMITED

(Deponent)

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SWORN / SOLEMNLY AFFIRMED
BY Krishnakumar Nanilal Gupta
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 20th
DAY OF Feb 2025 AT NAGPUR

20/02/2025

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

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 **17th February 2025**.

VYANKATES UDYOG INDIA PVT. LTD. NAGPUR

Shri. Krishnakumar Manhilal Gupta

Director/Authorized Signatory

RENAISSANCE ENTERPRISES PRIVATE LIMITED

(Deponent)

SWORN / SOLEMNLY AFFIRMED
BY Above Deponent
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY self
BEFORE ME THIS THE 20th
DAY OF feb 2025 AT NAGPUR
20/02/2025
ARCHANA S. MESHRAM
NOTARY
NAGPUR DIST. (M.S.) INDIA

ARCHANA S. MESHRAM
Nagpur Dist.
(M.S.)
India
Registration No.
15862