XLIII 6623/2022

N.T.P. No .....

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 02AA 843444

NOTARY N.U. MESHRAM DIST. AMRAVATI MAHARASHTRA REGD. No. 11231 EXP. DT. 28-4-25 GOVT. OF INDIA

विजय बा. मुद्गल मुद्रांक विक्रेता, प्रभात कॉलनी अमरावती शहर, ता.जि.

OFFICE OF THE TREASURY OFFICER 20 OCT 2022

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s Niraj Realty,**
through it's Partners;
Mr. Janrao Jairamji Mandwe
aged about 62 years, occup. Business
resident of at Sonal Colony, Shegaon Rahatgaon Road,Amravati
Tq. & Dist. Amravati, 444604
(PAN - BJEPM2839M)
Aadhaar No. - 8097 3854 9783
Mob. No. 9373023275

NOTARY

NITIN U. MESHRAM NOTARY ADVOCATE Amravati (M.S.) India Reg.No. 11231

I am one of the promoter of the proposed project on Layout Plot No. 03, Out of Field Survey No. 6 (As per computerized 7/12 Field Survey No. 6/2/C) Total admeasuring 366.40 Sq.mtrs. (3942.5 Sq.fts.) situated in Mouje Shegaon, Pargane-Nandgaon Peth Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati,

I, **M/s Niraj Realty, through it's Partners 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** are the promoter of the proposed project. Hence I do hereby solemnly declare, undertake and state as under:

1. That I/we have a legal title Report to the land on which the development of the project is proposed 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 the project land is free from all encumbrances except that are mentioned in the Title Search Report.
3. That the time period within which the project shall be completed by me from the date of registration of project is **31st May 2026**
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/s Niraj Realty,
through it's Partners

Mr. Janrao Jairamji Mandwe

NOTARY MISHRAM AMRAVATI MAHARASHTRA D. No. 11231 DT. 28-4-25 GOVT. OF INDIA

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 Amrtavati on this 30. th. day of December 2022

ATTESTED THE SIGNATURE OF THE EXECUTANT AND NOT RESPONSIBLE FOR THE CONTENTS

M/s Niraj Realty,
through it's Partners

Mr. Janrao Jairamji Mandwe

NOTARY
I do swear in the name of God solemnly affirm
That, This is my name and signature (or mark) and that the Contents of this my affidavit are true and correct.

Signature of deponent

After Attestation
30/12/22
Signature of Notary

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL
NOTARY CANCELLED