

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
52AA 936141
11 AUG 2023
Stamp Head Clerk / Sr. Clerk

NRS No. 1570
DATE 17 AUG 2023

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

NOTARY
Shakuntala K. Jain
Dist. Nagpur
R No. 4670
GOVT. OF INDIA

Affidavit cum Declaration

Affidavit cum Declaration of **Ramesh S/o Badriprasad Agrawal** Promoter and Authorised Signatory of the proposed New project **"Ambika 2"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 17th August 2023;

14 AUG 2023

१५४८

दि

१)दस्ताचा प्रकार .....

२)दस्त नोंदणी करणार लोहार्त का? होय/नाही.

३)मुद्रांकाचे वैशिष्ट्य वर्णन .....

४)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता .....

५)हस्ते असल्यास त्याचे नाव व पत्ता .....

६)दुसऱ्या पक्षकाराचे नाव .....

७)मुद्रांक शुल्क रक्कम .....

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

NOTA
Shakuntala
Dist. Na
R No. 4
GOVT. OF

Project Details: **"Ambika 2"** Situated CTS No.248/2, Village: Sindhi (M CI), Taluka: Seloo and District Wardha-442105.

I, Ramesh S/o Badriprasad Agrawal (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 **31-12-2023**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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

Shri Ramesh S/o Badriprasad Agrawal,
(Promoter And Authorised Signatory)
(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 **17th August 2023**.

R. B. Agrawal

Shri Ramesh S/o Badriprasad Agrawal,

(Promoter And Authorised Signatory)

(Deponent)

Document present by parties
Notarised as per ID Adhar Card
Known if any thing found wrong parties
are responsible for the same

N.R.S No. 1570
Solemnly affirmed before me by
Shri. Ramesh Badriprasad Agrawal
who is personally known to me has
been. identified by Shri. _____
_____ Advocate whom
personally known.
Date 17 AUG 2023

MRS. SHAKUNTALA K. JAIN
Advocate & Notary Public
Dist. NAGPUR
Govt of India Reg. No. 45[illegible]
Pages 1 To 1

NOTARY
Shakuntala K. Jain
Dist. Nagpur
R No. 4670
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