भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

97AA 341056

03 DEC '24

Stamp Head Office, Nagpur

NOTARIAL FEE

ENTRY NO. 8998

DATE : 3/12/24

NOTARY RAKESH N MOHOD DIST NAGPUR (M.S. INDIA) Regd. No 15138 GOVT OF INDIA

FORM – B

M/s NAKSHATRA INFRAVENTURE

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

M/s NAKSHATRA INFRAVENTURE, Add.: Flat No. 101, Abhang Apartment, Plot No. 24, Central Excise, Ring Road, Chhatrapati Square, Nagpur - 440015, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 24262 /दिनांक	03 OCT 2024
२) दस्ताचा प्रकार	
३) दस्त नोंदणी करणार आहेत का ? होय/नाही	
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६) हस्ते असल्यास त्यांचे नाव पत्ता व सही.	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	
संजय हरडे	मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४ जिल्हाधिकारी परिसर, ल. कार्यालय, नागपूर (शहर)
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	

M/s NAKSHATRA INFRAVENTURE, are authorized to execute the present affidavit cum declaration vide authorization dated 1st October 2024.

The entire project is known as **"NAKSHATRA HEIGHTS"**. The said project is of plotted development scheme for a proposed 42 habitable flats, having a total of 42 flats.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above-mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 27-03-2018 issued by Adv. Ashwin Patil.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2028 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")



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 utilized 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 / 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

M/s NAKSHATRA INFRAVENTURE
Promoter / Authorized Signatory

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 3rd October 2024

Deponent

M/s NAKSHATRA INFRAVENTURE
Promoter / Authorized Signatory

NOTARY
RAKESH N. MOHOD
DIST. NAGPUR
(M.S.) INDIA
Regd. No. 15138
GOVT. OF INDIA

SEAL OF NOTARY
Rakesh Nanasaheb Mohod
DIST. NAGPUR
(M.S) INDIA
Reg. No. 15138
GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SWORN BEFORE ME THIS 5
DAY OF ..... 10 ..... 202.. AT NAGPUR BY
SHRI / SMT./ KU. .....
R/O. NAGPUR, WHO HAS BEEN IDENTIFIED
BY SHRI / SMT. .....
ADVOCATE NAGPUR.

RAKESH N. MOHOD
NOTARY
Nagpur Dist. (M.S.) INDIA