

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

76AA 437243

27 DEC 2023

Stamp Head Clerk / St. Clerk

NOTARIAL REG.
ENTRY NO. 34228
DATE 29/12/2023

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
Affidavit cum Declaration

Affidavit cum Declaration **Mrs. Rupali W/o Pramod Gharde Proprietor of M/s Matoshree Prabha Builders & Developers** of the proposed project **"DEV HEIGHTS"**, duly authorized by the Promoters of the Rera Registration No. P50500018109, vide its authorization letter; Dated 28th December 2023.

R P Gharde

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No
15840
My Term Expires
on 06/12/2024
GOVT. OF INDIA

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१)मुद्रांक विक्री नोंदवही अनु.क्र. ३९३८६ दि २८ DEC 2023

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

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

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

७)दुसऱ्या पक्षकाराचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

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

Project Details: **"DEV HEIGHTS"** Address:- Plot No 84, 188/1-A2, Pawangaon, Kamptee, Village: Pawangaon, Taluka & District Nagpur-441001.

Mrs. Rupali W/o Pramod Gharde Proprietor of M/s Matoshree Prabha Builders & Developers of the Project duly authorized by the promoter of the proposed Rera Registration No. P50500018109 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 **30/12/2025**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

RP Gharde

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.

R P Gharde

Mr. Rupali W/o Pramod Gharde
Proprietor of M/s Matoshree Prabha
Builders & Developers
(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 **28th December 2023**.

RP Gharde

Mr. Rupali W/o Pramod Gharde
Proprietor of M/s Matoshree Prabha
Builders & Developers
(Deponent)

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No
15840
My Term Expires
on 06/12/2024
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Sworn before me on this 29th day of Dec 2023 at. Nagpur by Shri/Smt./Ku. Above deponent R/o. Nagpur who has been identified by Shri/Smt. ..... Advocate Nagpur

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

NOTARY
Suresh S. Meshram
Nagpur
(M.S.) India
Regn. No.
15840
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