WARDHAMAN URBAN CO-OP BANK LTD
73-C, SEWASADAN CHOWK,
CENTRAL AVENUE, NAGPUR - 440018

D-5/STP(V)/C.R.1112/01/10/1063-66/10

भारत 74621 SPECIAL ADHESIVE महाराष्ट्र
131102 JUL 12 2021
zero zero zero zero one zero zero 11:58
Rs.0000100/- PB7031
सत्यमेव जयते
INDIA STAMP DUTY MAHARASHTRA

Client's Sign.....

Rajesh Sheth
Br. Manager

दस्ताचा प्रकार (Nature of Document)	Registrabele/Non Registrable
दस्त नोंदणीचा तपशील (Registration Details) If Registrable Name of S.R.O.	-
ठशाचा युनिक नंबर (Franking Unique No.)	131102
मिळकतीचे वर्णन (Property Description in brief)	-
मोबदला रक्कम (Consideration Amount)	-
मुद्रांक खरेदीदाराचे नाव (Stamp Purchaser's Name)	M/s. Suntech Infraestate Ngp. Pvt Ltd.
दस्तातील दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	-
हस्ते अस्तेयास नाव व पत्ता (If through Name & Address)	Pravin Pohankar 345, Kingsway Nagpur
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (In Words)	₹ 100/- ONE HUNDRED ONLY
प्राधिकृत अधिकाऱ्याची पूर्ण स्वाक्षरी व शिक्का (Authorised Person's Full Signature & Seal)	Rajesh Sheth Br. Manager

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s Suntech Infraestate Ngp Pvt Ltd. through its director Shri Pravin Manoharrao Pohankar duly authorized by the promoter of the proposed project **"RIAAN CORPORATE PARK"** vide their authorization dated 10-07-2021.

1. We have legal title to the land on which the development of the project is proposed on 3136.20 Sq. Mtrs, land of Mouza-Sitabuldi, City Survey No. 2081, Sheet No. 176/29, together with the Scheme Construction being carried on the above Plot, styled as "**RIAAN CORPORATE PARK**", land bearing Corporation House No. 207, Ward No. 65, Situated at Kamptee Road, LIC Square, Tah. & Dist. Nagpur.

   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 named "**RIAAN CORPORATE PARK**" is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us promoter is 31/12/2025.

4. That The Seventy per cent of the amount realized by me/promoter for the real estate project from the allottee, from time to time, shall be deposited in 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 we/promote shall get the accounts audited within six months after the end of every financial year by the chartered accountant in practice, 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 we/promoter shall take all the pending approvals on time, from the competent authorities.

8. That we/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 we/promoter have furnished such other document as have been prescribed by the rules and regulations made under the Act.

10. That we/promoter shall not discriminate against any allottee at the time of allotment of any apartment. Plot or building as the case may be.

Suntech Infraestate Nagpur Pvt. Ltd.

Shri Pravin Manoharrao Pohankar
Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct nothing material has been concealed by me therefrom.

Verified by me at Nagpur on 10^{h} Day July 2021

Suntech Infraestate Nagpur Pvt. Ltd.

Shri Pravin Manoharrao Pohankar
Deponent