भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

ZB 287002
25 JAN 2022

Stamp Head Clerk / Stamp Clerk

NOTARIAL REG.
ENTRY NO. 2739
DATE 01/02/2022

NOTARY
ARCHANA S. MESHRAM
NAGPUR DIST. (M.S.) INDIA
REGD. NO. 15862
My term expires on 13-12-2024
GOVT. OF INDIA

FORM – B – VIKRAM DHANRAJ BATRA
[See rule 3(6)]

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

Affidavit cum Declaration

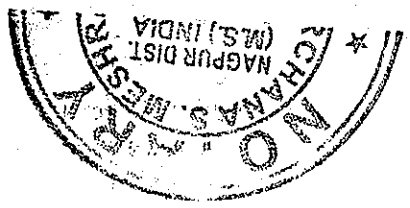
Affidavits cum Declaration of **SHRI VIKRAM DHANRAJ BATRA**, promoter of the proposed project, vide his authorization dated 31st January 2022;

I, Shri Vikram Dhanraj Batra, promoter of the proposed project i.e. **"AMARA"**, do hereby solemnly declare, undertake and state as under:

२) नादणी होणार [illegible] दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र.
४) मिळकतीचा प्रकार	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	श्री विक्रम धनराज बोत्रा
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते अनुज्ञाप्ति [illegible]	भा- आशिष
९) मुद्रांक शुल्क रक्कम	५००
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक	९२९०२ /दिनांक ७/२/२०२२
११) मुद्रांक विकत घेणाऱ्याची सही	

वि. एन. क्षीरसागर

मुद्रांक विक्रेता ला. क्र.१०/१९९६ कोड क्र. ४६०१००३
जिल्हाधिकारी परीसर तह. कार्यालय नागपूर.



1. That I, the Promoter 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 Legal Title Report dated 27-01-2022 issued by Adv. Sandeep Shastri & Associates is enclosed herewith.

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 27-01-2022 issued by Adv. Sandeep Shastri & Associates.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **30th March 2026.**

4. That entire of the amounts to be realized hereinafter by me/promoter 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, 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 I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / 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 I / 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.

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this February 1, 2022

ARCHANA S. MESHRAM NOTARY NAGPUR DIST. (M.S.) INDIA REGD. NO. 1582 My term expires

Deponent





SWORN / SOLEMNLY AFFIRMED
BY Vikram J. Bajaj

WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 01st
DAY OF Feb. 2022 AT NAGPUR

01/02/2022

ARCHANA S. MESHRAM
NOTARY
NAGPUR DIST (M.S.) INDIA

