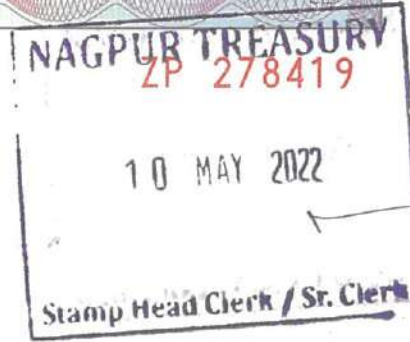
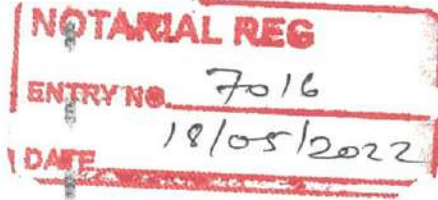




महाराष्ट्र MAHARASHTRA

○ 2021 ○



FORM – B – SHRI PARASNATH PROPERTIES
[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

I, Shri Parag Lashkare, Promoter / Partner of M/s. Shri Parasnath Properties, incorporated under the Partnership Act, 1932; having its registered office at Plot No. 25, Cross Road, Sadar, Nagpur – 440001, the Promoter of the proposed Real Estate Project ("the Promoter") to hereby solemnly declare, undertake and state as under:



१) मुद्रांक पत्राचा नाव वही अनु.क्रमांक	१८८९	/दिनांक	१८/०८/२०१८
२) वस्तुचा प्रकार	गिफ्ट		
३) वस्तु नोंदणी करणार आहेत काय ?	होय/नाही		
४) मिळकतीचे थोडक्यात वर्णन	१) १८८९ गिफ्ट २) १८८९ गिफ्ट		
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	आशिष अ. सोम		
६) हस्ते असल्यास त्याचे नाव, पत्ता व सही			
७) दुसऱ्या पक्षकाराचे नाव			
८) मुद्रांक शुल्क रक्कम			
सी. के. कांबळे	मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)		
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.			

१८८९ गिफ्ट २) १८८९ गिफ्ट

१८८९ गिफ्ट २) १८८९ गिफ्ट

SEAL OF NOTARY
RAKESH N. MOH
Dist. १८

NOTARY TO THE
DISTRICT JUDGE
NAGPUR

I, Shri Parag Lashkare Promoter / Partner of M/s. Shri Parasnath Properties is authorized to execute the present affidavit cum declaration vide authorization dated 17th May 2022.

The entire project is known as "KESHAV". The said project is of single building for a proposed 6 habitable floors over the covered parking, having a total of 18 units.

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 05-05-2022 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 2025 and the same is disclosed on the RERA Website.
4. That entire of the amounts to be realised 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 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 / 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 allottee at the time allotment of any apartment, plot or building, as the case may be.



For and on behalf of,
M/s. Shri Parasnath Properties

Parag R Lashkare
Shri Parag Lashkare
Promoter / Partner

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 17th May 2022



ATTESTED

Rakesh N. Mohod

RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA
GOVT. OF INDIA

Deponent
M/s. Shri Parasnath Properties

Parag R Lashkare
Shri Parag Lashkare
Promoter / Partner





ATTESTED

RAKESH N. MOHOD
SECRETARY
MINISTRY OF AGRICULTURE
GOVT. OF INDIA