

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

NAGPUR TREASURY
ZN 132183
27 MAY 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO.: 710
DATE: 02/06/2022

FORM – B – M/S. GLOBE BUILDERS AND DEVELOPERS
[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

I, Shri Satish Sitaramji Ramteke, Promoter / Partner of M/s. Globe Builders and Developers, incorporated under the Partnership Act, 1932; having its registered office at Shree-Niwas Apartment, Ruikar Marg, Mahal, Nagpur – 440002, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

SEAL OF NOTARY
NARESH K. SIDAM
Nagpur (M.S. India)
Reg. No. 9082

I, Shri Satish Sitaramji Ramteke, Promoter / Partner of M/s. Globe Builders and Developers is authorized to execute the present affidavit cum declaration vide authorization dated 30th May 2022.

The entire project is known as "SUVARNA VILLA". The said project is of single building for a proposed 6 habitable floors over the covered parking, having a total of 24 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 31-05-2022 issued by Adv. Jeevan B. Akarte.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 1st June 2027 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 projectfrom the allottees, from time to time, shall be deposited in a separate account to be maintainedin a scheduled bank to cover the cost of construction and the land cost and shall be used onlyfor that purpose, since the estimated receivable of the project is less than the estimated cost ofcompletion 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 certifiedand 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 hasbeen 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.

NOTARY NARESH K. SIDAM Nagpur Dist. (M.S.) INDIA REGD. No.: 9082 GOVT. OF INDIA

For and on behalf of,
M/s. Globe Builders and Developers

Shri Satish Sitaramji Ramteke
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 2nd June 2022

SEAL OF NOTARY NARESH K. SIDAM Nagpur (M.S.) India Reg. No. 9082 My Term Exp. On.21/10/2026 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY Satish Sitaramji Ramteke
WHO IS PERSONALLY / KNOWN TO ME / IDENTIFIED BY self
BEFORE ME THIS THE 02nd DAY OF June 2022 AT NAGPUR

NARESH K. SIDAM 02/06/2022

Deponent
M/s. Globe Builders and Developers

Shri Satish Sitaramji Ramteke
Promoter / Partner