


महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR
16AA 350080
04 OCT 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO : 3097
DATE : 10/10/2022

**FORM – B**

**M/S. GEETAI CONSTRUCTIONS, THROUGH ITS PROP. SHRI SHRI MANISH RAMESHRAO BARSAGADE**

**[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 Manish Rameshrao Barsagade**, Prop. of M/s. Geetai COnstructions; having their registered office at C/25, NIT Complex, Ayurvedic Layout, Nagpur – 440009, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

SEAL OF NOTARY
NARESH K. SHARMA
Nagpur (M.S. India)
Reg. No. 9062
My Term Exp. On 21/10/2026
GOVT. OF INDIA

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|---|---|
| १) मुद्रांक विक्री नोंद वही अनु.क्रमांक | 24605 /दिनांक 10 OCT 2022 |
| २) दस्ताचा प्रकार | |
| ३) दस्त नोंदणी करणार आहेत काय ? | होय/नाही |
| ४) मिळकतीचे थोडक्यात वर्णन | |
| ५) मुद्रांक विकत घेणाऱ्याचे नाव व सही | |
| ६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही | |
| ७) दुसऱ्या पक्षकाराचे नाव | |
| ८) मुद्रांक शुल्क रक्कम | |
| आर. के. कांबळे | मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४<br>जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर) |

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी दिनांकापासून ६ महिन्यात वापरणे बंधनकारक आहे.

**Shri Manish Rameshrao Barsagade**, Prop. of M/s. Geetai Constructions, are authorized to execute the present affidavit cum declaration vide authorization dated 8th October, 2022.

The entire project is known as **"GEETAI'S THE PALM"**. The said project is of single building for a proposed 8 habitable floors over the covered parking, having a total of 87 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 06-10-2022 issued by Adv. Paritosh Pathak.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2026 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized 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 utilized 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

**For and on behalf of,**
**Ms/. Geetai Construction**

**Shri Manish Rameshrao Barsagade**
**Prop.**

**Verification**

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

Verified by me at 8th October 2022

Deponent

**Shri Manish Rameshrao Barsagade**
**Prop.**

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

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

SWORN SOLEMNLY AFFIRMED
BY Manish Rameshrao Barsagade
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 10
DAY OF October 2022 AT NAGPUR

10/10/2022
NARESH K. SIDAM
NOTARY
Nagpur M.S. India

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