

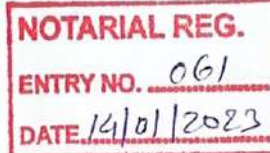


महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
11AA 262908

30 DEC 2022



Stamp Used Clerk / St. Clerk

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr PRAFULLA CHANDRAKANT ITKELWAR of the SAI
NAGARI-1.

We, IWARS PRIVATE LIMITED CIN: U70109MH2021PTC367149 acting through
its directors 1. Mr Ashutosh Chandrakant Itkelwar 2. Mr. Prafulla Chandrakant
Itkelwar (PROMOTERS) of the project SAI NAGARI - 1 do hereby solemnly declare,
undertake and state as under:



दस्तावा प्रकार / अनुच्छेद क्रमांक
दस्त नोंदणी करणार आहेत का ?

नोंदणी होणार असल्यास दुय्यम निदेशक कार्यालयाने नव
मिळकतीचे वर्णन

मोबदला रक्कम, मुद्रांक, शुल्क, रक्कम
मुद्रांक विकत घेणाऱ्याचे नाव, पत्ता, सही, दि
हस्ते असल्यास त्याचे नाव, पत्ता, सही, दि
दुसऱ्या पक्षकाराचे नाव

मुद्रांक विकत्याची सही, विणी अनु. क्र., दि,
एच. टी. आडवानी

ला. नं. 27/95, कोड क्र. 4801028
जरीपटका नागपूर

M/s Iwars Pvt. Ltd.

९४४४४

12 JAN 2023

Patel



1. That promoters 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 the sale deed is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoters from the date of registration of project is **on or before 31st MARCH 2026**;
4. **For new projects:** That seventy per cent of the amounts realised 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents,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 Disclosures on Website) Rules,2017.
6. That promoters shall get the accounts audited within six months after the end of every financial
7. year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, 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.
8. That promoters shall take all the pending approvals on time, from the competent authorities.
9. That promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
10. That promoters has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



11. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For iwars Private Limited
[Signature]
Director
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. If this information is found false, I shall be liable for punishment u/s 199, 200 of IPC.

Verified by me at **NAGPUR** on ___ Day of January - 2023.

For iwars Private Limited
[Signature]
Director
Deponent



Sworn before me on this, 14th
day of JAN, 2023, at Nagpur by
Shri/Smt./Ku. Prafulla C. Itkekar
R/o. Nagpur who has been identified
by Shri/Smt. self
Advocate, Nagpur

[Signature]
14/01/2023
NOTARY
Govt. of India
Nagpur (M.S.) INDIA





IWARS Private Limited
Shop No.15, Ashirwad Apartment, HB Town,
Bhandara Road, Nagpur, Nagpur, Maharashtra, India - 440035

E : prafultkelwar@yahoo.in
C : +91 9890081001

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF IWARS
PRIVATE LIMITED HELD ON WEDNESDAY THE 04TH DAY OF JANUARY 2023
AT 11:30 AM AT REGISTERED OFFICE OF THE COMPANY.**

"RESOLVED THAT the Board do hereby appoint Mr. **PRAFULLA CHANDRAKANT ITKELWAR** to act as an authorized Representative to sing, execute all the Documents and to do all such activities on behalf of the company in connection with the registration under MAHARERA.

RESOLVE FURTHER THAT and all acts in connection with the above matter, carried out by Mr. **PRAFULLA CHANDRAKANT ITKELWAR** on behalf of the company shall have the same effects as the acts of company's own."

//Certified True Copy//

For IWARS PRIVATE LIMITED

For **Iwars Private Limited**

PRAFULLA CHANDRAKANT ITKELWAR

(DIRECTOR)

DIN: 09310846

For **Iwars Private Limited**

ASHUTOSH CHANDRAKANT ITKELWAR

(DIRECTOR)

DIN: 09310845