

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

34AA 750928
12 MAY 2023

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 8056
DATE 13/05/2023

SEAL OF NOTARY * VIDHI JAISWAL (M.S.) * ARCHANA * NAGPUR * GOVT. OF INDIA * No. 4753 Regd.

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 **Shri Vitthal S/o Ramchandra Bajirao** Promoter of the proposed New project **"Atharva Residency"**, duly authorized by the Promoters and Landowners of the Proposed New Project, vide its authorization letter Dated 12th May 2023;

१)मुद्रांक विक्री नोंदवही अनु.क्र. ५५५२ दि 12 MAY 2023

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

Project Details: **"Atharva Residency"** Situated at Plot No.82,83,84,85,86 and 87 Kh No 18/4A Village : Isasani, Taluka: Higna District Nagpur-441122

I, Shri Vitthal S/o Ramchandra Bajirao (Promoter) of the Project duly authorized by the promoter and Landowners of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

   AND

   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30-06-2026**.

4. **For New projects:-**

   That seventy per cent of the amounts realised by me 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 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 of allotment of any apartment, plot or building, as the case may be.

Vitthal S/o Ramchandra Bajirao,

(Authorised Signatory and Promoter)

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 on this day of **12th May 2023**.

Vitthal S/o Ramchandra Bajirao,

(Authorised Signatory and Promoter)

NOTARY ★ ARCHANA D. JAISWAL ★ Regn. No. 4753 ★ NAGPUR (M.S.) ★ GOVERNMENT OF INDIA

SEAL OF NOTARY ★ ARCHANA D. JAISWAL ★ Regn. No. 4753 ★ NAGPUR (M.S.) ★ GOVT. OF INDIA

Be Sworn Solemnly Affirmed by on Ubave

Who is personally Known to me / identified by

before me on this 13th day of May 2023 at Nagpur

13/05/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010

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