भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 34AA 763356

16 MAY 2023

NOTARIAL REG.
ENTRY NO. 12364
DATE 27-5-2023

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn. No.
15840
My Term Expires
on 06/12/2024
GOVT. OF INDIA

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 **M/s Sundershilp Builders & Developers** through its Partner and Authorised Signatory **Shri Ajay S/o Pyarelal Pardhi** of the proposed New project **"Uttara Avenue"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 26th May 2023;

(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे श.५

प्रतिज्ञापत्रासाठीच कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता..... सुंदर शिल्प बिल्डकॉन नागपुर

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक/दिनाक..... २३७७ पि - २६/५/२३

मुद्रांक विकत घेणाऱ्याची सही/दिनांक..... [signature]

परवानाधारक मुद्रांक विक्रेत्याची सही व सौ. सविता एन. चांदूरकर

परवाना क्रमांकतसेच मुद्रांक विक्रीचे ठिकाण

स्टॅम्प व्हेंडर,
लॉ. नं. २०/१९९२
दु.नि.क्र.५, नागपूर-शहर
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14

Project Details: **"UTTARA AVENUE"** Situated at Plot Size. 534.54 Sq. M. Situated at Plot No.26 and 27, Ward No. 16, Kh No. 140/1, Mouza : Hingna, Village : Hingna, Taluka : Hingna and District Nagpur-441110.

We, M/s Sundershilp Builders & Developers through its Partner and Authorised Signatory **Shri Ajay S/o Pyarelal Pardhi (Promoter)** of the Project duly authorized by the promoter 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 **31-03-2025**.

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

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.

Shri Ajay S/o Pyarelal Pardhi,

(Authorised Signatory and Promoter)

(Deponent)

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 **26th May 2023**.

Shri Ajay S/o Pyarelal Pardhi

(Authorised Signatory and Promoter)

(Deponent)

NOTARY Suresh S. Meshram Nagpur (M.S) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

Sworn before me on this 27th dt day of May 2023 at Nagpur by Shri/Smt./Ku above deponent R/o Nagpur who has been identified by Shri/Smt. ..... Advocate Nagpur

27-5-2023

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) IN...

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL