दिनांक 412/3

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 631952
06 DEC 2022
Stamp ... Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 884
DATE 17/11/2023

FORM 'B'
[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Vinay Shyamsundar Sarda, partner at Radha Madhav Infrastructures** of the proposed project/ **Narayan Nagari** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, **Vinay Shyamsundar Sarda, partner at Radha Madhav Infrastructures** of the proposed project **Narayan Nagari** / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

RADHA MADHAV INFRASTRUCTURE NAGPUR

SEAL OF NOTARY
Rajesh N. Prasad
NAGPUR
DISTT.(M.S.)
Reg. No. 7268
GOVT. OF INDIA

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फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

१ मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक 22 14 DEC 2022

२ मुद्रांक खरेदी करणाऱ्याचे नाव
रहिवासाचा पत्ता व सही

३.प्रस्थानाधारक मुद्रांक विक्रेत्याची सही व परवाना
क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / वेळ

शासकीय कामासाठी/न्यायालयात सादर करण्यासाठी मुद्रांक खरेदी केला असल्यास तसा उल्लेख करावा.(वि.मु.का.नियमावली १९६७/०३/२००४ नुसार)

ज्या कारणासाठी/ज्याच्या मुद्रांक खरेदी केला तोच व्यवहार कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

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1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

_____Have/has a legal title Report to the land on which the development Of the proposed 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 the project land is free from all encumbrances.

OR

That the details of encumbrances_____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **31/12/2025**

4. (a) For new projects:
That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

6. That I / 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

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project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

RADHA MADHAV INFRASTRUCTURE ★ NAGPUR

Deponent

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_____on this_____day of_____ .

Deponent

NOTARY

GOVT. OF INDIA ★ SEAL OF NOTARY ★ Brajesh N. Prasad DISTT.(M.S.) NAGPUR REG. NO. 7287

SWORN / SOLEMNLY AFFIRMED BY ... WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ... BEFORE ME THIS 12 DAY OF Jan 2023 AT NAGPUR

NOTARY NAGPUR (M.S.INDIA)

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

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