

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
48AA 976473
14 SEP 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 15009
DATE 22/09/2023

GOVT. OF INDIA * NAGPUR (M.S.) * ARCHANA D. JAISWAL * SEAL OF NOTARY

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 **M/s Vishal Infraventure** through its Partner and Authorised Signatory **Shri. Soham S/o Samir Kunawar** of the proposed New project **"Kanchanganga Legacy"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 22nd September 2023;

For Vishal Infraventure

PARTNER

प्रतिज्ञापत्र

१) तक्रार/अपील अर्जाचा प्रकार	
२) तक्रार कोणी करण्यास झाली त्याचे नाव ?	
३) तक्रारी होणार असल्याचा दुय्यम निबंधक कार्यालयाचा	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	विशाल [illegible]
७) दुसऱ्या पक्षकाराचे नाव	
८) हरकती अपील्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विकत घेतल्याची तारीख	14097 [illegible]
११) मुद्रांक विकत घेणाऱ्याची सही	

प्रमाद एस सुर्यवंशी

मुद्रांक विक्रेता [illegible]

रघुजा [illegible]

Project Details: "Kanchanganga Legacy" Situated Gaat No.46B/R-2,46B/R-3 and 46B/R-4, Village Beltarodi, TalukaNagpur rural and District: Nagpur -440037.

We, M/s Vishal Infraventure (Promoter) through its Partner and Authorised Signatory Shri. Soham S/o Samir Kunawar 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 **31/12/2030**.

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

For Vishal Infraventure

Partner

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.

For Vishal Infraventure

Partner

Shri. Soham S/o Samir Kunawar,

(Partner And Authorised Signatory)

Vishal Infraventure

(Promoter)

(Deponent)

Be Sworn Solemnly Affirmed by as above

Who is personally Known to me / identified by —

before me on this 22nd day of September at Nagpur

22/09/2023

ARCHANA D. JAISWAL
NOTARY Regn. No. 4753
KHARE TOWN DHARAMPETH
NAGPUR 440010

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been conccaled by me therefrom.

Verified by me at on this day of **22nd September 2023**.

For Vishal Infraventure

Partner

Shri. . Soham S/o Samir Kunawar,

(Partner And Authorised Signatory)

Vishal Infraventure

(Promoter)

(Deponent)