



महाराष्ट्र MAHARASHTRA

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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 **Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja and Smt. Priti Hitesh Khetan** of the proposed New project "**Platinum Homes**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 09th August 2023;

x *M. Agrawal*

x *Arti*

Priti Agrawal
x

अवत प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

मुद्राक विक्री नोंदवही अनु.क्रमांक/दिनांक

Ag 602 10

AUG 2023

मृदाक विकृत घेवाऱ्याचे नाव
हिव्यासाचा पत्ता ये राही

(91/20) 2000 4m

३. पर्याप्तभास्वत् नृजंस्क-मित्रैस्त्वयभी सहो व परधाना

प्रीतु नरड

क्रमांक सलेख मुद्रांक विहीने दिनांक / पत्ता

ला. नं 7/91, कोड नं 4601016
महाराष्ट्र शासन

D. C. Kulkarni

मुंबई न्यायालयी अधिरक्षकता भा.वि. (सि.ता.अ.वि. दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केल्या त्यांनी रद्दवाय कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापराचे बंधनकारक आहे



Project Details: **"Platinum Homes"** Address:- Kh. No. 64/1-A and Kh No.64/1-B, Mouza-Wagdara, Taluka Hingna, District Nagpur-441108.

We, Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja and Smt. Priti Hitesh Khetan 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..
3. That, the Promoter undertakes to complete the project on or before 31/12/2027.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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

x *M. S. Agrawal*

x *Arti*

Priti Agrawal
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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.



X *M. Agrawal*
Smt. Manisha Agrawal

X *Arti*
Smt. Arti Amit Raja

X *Priti Agrawal*
Smt. Priti Khetan

(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 **09st August 2023**.



X *M. Agrawal*
Smt. Manisha Agrawal

X *Arti*
Smt. Arti Amit Raja

X *Priti Agrawal*
Smt. Priti Khetan

(Authorised Signatory and Promoter)

(Deponent)



Sworn before me on this 11th
day of August 2023 at Nagpur by
Shri/Smt./Ku. Manisha Agrawal &
R/o. Nagpur, Who has been identified Others.
by Shri/Smt. Herself
Advocate Nagpur.

K. Game
11.8.2023
NOTARY
Govt. of India
Nagpur (M.S.) INDIA

KRUSHNA J. GAME
B.Com, LL.B
Advocate & Notary
333, Garoba Maidan,
Old Bagadganj, Nagpur-8

