

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DD 462566

14 FEB 2025

NOTARIAL REG.
ENTRY NO. 5634
DATE : 18/02/2025

NOTARY GOVT. OF INDIA Suresh Sadashi Meshram Nagpur Maharashtra Regd. No. 16840 My Term Expires on 06/12/2029

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 **Shri Ajay S/o Pyarelal Pardhi (Promoter), Shri Anil S/o Prakash Sarda (Promoter) and Shri Sumit S/o Prakash Chandak (Promoter)** of the proposed new project **"SWAMI NAGARI-2"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 18th February 2025;

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	5217 /दिनांक 17 FEB 2025
२) दस्ताचा प्रकार	करारनामा
३) वरील नोंदणी करण्यास आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विक्रय प्रेषणाचे नाव व सही	[illegible]
६) हस्ते असल्यास त्याचे नाव, पत्ता व सही	[illegible]
७) दस्ताचे पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	500

आर. के. कांबळे

मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४
जिल्हाधिकारी परिसर, तळमजला, नागपूर(शहर)

NOTARIAL REG.
ENTRY NO. [illegible]
DATE: [illegible]

Project Details: **"SWAMI NAGARI-2"** Situated at Survey/ Khasra No. 157, Mouza Hingna, P.H. No. 49, Village Hingna, Tehsil Hingna, District Nagpur Pin Code-441110.

We, Shri Ajay S/o Pyarelal Pardhi (Promoter), Shri Anil S/o Prakash Sarda (Promoter) and Shri Sumit S/o Prakash Chandak (Promoter) Collectively or Severally Called as a Promoter and Laandowner 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 **31-12-2025**.

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


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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.

Ajay S/o Pyarelal Pardhi
(Promotor and Authorised Signatory)
Deponent

Anil S/o Prakash Sarda
(Promotor and Authorised Signatory)
Deponent

Shri Sumit S/o Prakash Chandak
(Promotor and Authorised Signatory)
Deponent


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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 **18th February 2025**.

Ajay S/o Pyarelal Pardhi
(Promotor and Authorised Signatory)
Deponent

Anil S/o Prakash Sarda
(Promotor and Authorised Signatory)
Deponent

Shri Sumit S/o Prakash Chandak
(Promotor and Authorised Signatory)
Deponent

Sworn before me on this 18th day of Feb 2025 at Nagpur by Shri/Smt./Ku. Above deponent R/o. Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

Suresh S. Meshram
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

NOTARY Suresh Sadashi Meshram Nagpur Maharashtra In a Regd. No 15840 My Term Expires on 06/12/2029 GOVT. OF INDIA

NOTARY Suresh S. Meshram NAGPUR (M.S) INDIA Reg. No. 15840 GOVT. OF INDIA

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