

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
52AA 554120
26 JUL 2023
Senior Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY No. 15389
DATE: 27/7/2023

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 NATIONAL BUILDERS AND DEVELOPERS** promoter of the proposed project **ROYAL PRIDE at KH No. 47, PSK 38, MAUZA BESA, NAGPUR** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01/07/2023.

We, M/s National Builders and Developers through its partners Mr. Kunal Niswade, Mrs. Bharti Niswade and Mrs. Pradhnya Shiyale are promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

NOTARY RAJESH N. PRASAD DIST. NAGPUR (M.S.) INDIA Regn. No. 7268 GOVT OF INDIA

That I / promoter have / has a legal title Report to the land on which the development of the project is proposed at **ROYAL PRIDE at KH NO. 47, PSK 38, MAUZA BESA, NAGPUR.**

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक	19480 दिनांक 27 JUL 2023
२) दस्ताचा प्रकार	GPA
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	
आर. के. कांबळे	मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी ची तारखेपासून ६ महिन्यात वापरणे बंधनकारक आहे.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project 30/06/2026.

4. (a) For new projects :
That seventy per cent of the amounts realised 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 realised 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 realised 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 Rule 5.

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 utilised for the 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 may be.

Deponent
M/s National Builders & Developers
Through Partner
Mr. Kunal D. Niswade

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 Nagpur on this 27th day of July, 2023.



Deponent
M/s National Builders & Developers
Through Partner
Mr. Kunal D. Niswade

DIST. NAGPUR (M.S.) INDIA Regn. No 7268 GOVT. OF INDIA

...NAGPUR / SOLEMNLY AFFIRMED
BY ...
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY .....
BEFORE ME THIS THE 27
DAY OF July 2023
AT NAGPUR

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED CANCELLED

Date : 01/07/2023

AUTHORIZATION LETER

We the partners of M/s National Builders And Developers Mrs. Bharti Dinkarrao Niswade & Mrs. Prabhnya Uttam Shiyale authorize Shri Kunal Dinkarrao Niswade who is also one of the Partner of our firm to carry out Agreements, Sale Deeds, all documents related to Rera Registration etc., for our firm all properties.

We the partners hereby authorize Shri kunal Dinkarrao Niswade, the Partner of the Firm to sign all necessary papers, documents and do all such acts, deeds, matters and things related and incidental thereto, including getting Deed/Agreement to Sale/Sale Deed executed and registered before the Sub Registrar as may be required necessary to give effect to the sale of properties.

We all won't be able to be present there on that day, hence, this authorization.

Thanks and regards :

Authorization

Mrs Bharti D Niswade

1. Mrs Bharti Dinkarrao Niswade

Shri kunal Dinkarrao Niswade

Pradnya

2. Mrs. Pradhnya Uttam Shiyale