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
48AA 979752
- 8 SEP 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 605
DATE 18/9/23

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. DATTATRAYA KARKARE, Mr. YOGESH KARKARE, Mr. NANDKISHOR BADHE, Mr. SHRIRAM CHINEY, Mr. KISHOR BAPAT, Mr. SHRIRANG KOTHE, Mr. SHRIVALLABH KOTHE, Mr. SUDHIR PHADKE, Mrs. NALINI DAHAT, Mrs. KAVITA BAPAT AND Mr. PRASHANT BAKHLE**, Landowner acting through their duly constituted Attorney **M/s AARYA ASSOCIATES,** a Partnership Firm, having its office at Plot No. 13, Ravindra Nagar, Nagpur and acting through its partner **SHRI NARENDRA S/o SHANKARRAO GURVE,** Duly authorized promoter of the proposed project .

We, **Mr. DATTATRAYA KARKARE, Mr. YOGESH KARKARE, Mr. NANDKISHOR BADHE, Mr. SHRIRAM CHINEY, Mr. KISHOR BAPAT, Mr. SHRIRANG KOTHE, Mr. SHRIVALLABH KOTHE, Mr. SUDHIR PHADKE, Mrs. NALINI DAHAT, Mrs. KAVITA BAPAT AND Mr. PRASHANT BAKHLE**, Landowner acting through their duly constituted Attorney **M/s AARYA**

NOTARY GOVT. OF INDIA

प्रतिज्ञापत्राकरिता (अनुच्छेद ८)

कार्यालय

7156 18/9/23

एम. आर. गमटेके

मुद्रांक विक्रेता परवाना क्र. 10/2021 दिनांक 6/01/2021
शासकीय कार्यालय, नागपूर (ग्रामीण)

a Partnership Firm, having its office at Plot No. 13, Ravindra Nagar, Nagpur and acting through its partner **SHRI NARENDRA S/o SHANKARRAO GURVE,** Promoter of the proposed project named and styled as **SHANTIPURUSH APARTMENT**, situated at Plot No.128, CTS 395, Sheet No. 30/33, Mouza- Ambazari , TAH- Nagpur, District- Nagpur, 440008, do hereby solemnly declare, undertake and state as under:

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

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

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 31/03/2027.

4. That seventy per cent of the amounts to be realized hereinafter by 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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 utilized 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.

AARYA ASSOCIATES

PARTNER

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 **Nagpur** on this **18th** day of September, **2023.**

AARYA ASSOCIATES

PARTNER

DEPONENT

SEAL OF NOTARY
PRAVIN T. SHENDE
DIST. NAGPUR (M.S.)
Reg. No. 7637
GOVT. OF INDIA

Sworn before me on this 18
day of Sep 2025 at Nagpur by
Shri / Smt. / Ku. N. S. Gurve
R/o Nagpur who was duly identified
by Shri / Smt.
Advocate Nagpur

NOTARY
Govt of India
Nagpur (M.S.) INDIA

NOTARY
PRAVIN T. SHENDE
Dist. Nagpur
(M.S.) INDIA
Regn. No.
7637
My Term Expires on
28/1/2024
GOVT. OF INDIA

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