

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐



NAGPUR TREASURY
52AA 575967
11 JUL 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 4113
DATE 17 JUL 2023

FORM – B

M/s TARMAL INFRA

THROUGH- PARTNERS MR. MUSTAFA ZOEB BHAI GULZAR, MR. YOUSUF HASANALI BAHRAINWALA & MR. ZOHER ZAHID HUSAIN SAIFEE

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

We, **M/s TARMAL INFRA,** A Partnership Firm, having its Office at Tarmal Palace, Opp. Thakkar Courier, Machisath, Reshimoli, Budhwari, Nagpur-440002 **(Income Tax PAN – AAPFT2481B)** acting through its Partners **(1) MR. MUSTAFA S/o ZOEB BHAI GULZAR**, Aged 49 Years, Occupation – Business, (Aadhar No. 4877 8304 9381) (Mobile No. 9890258252). (.) Resident of 4th Floor, Falak Plaza, Opp. Sinil Hotel, Bhandara Road, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, **(2) MR. YOUSUF S/o HASANALI BAHRAINWALA**, Aged 49 Years, Occupation – Business, (Aadhar No. 2033 8456 2645) (Mobile No. 9823061190), Resident of 4th Floor, Falak Plaza, Opp. Sinil Hotel, Bhandara Road, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR and **(3) MR. ZOHER S/o ZAHID HUSAIN SAIFEE**, Aged 50 Years, Occupation – Business, (Aadhar No. 3482 8700 9815) (Mobile No. 9422122451), Resident of Murataza Manzil, Bhaji Mandi Road, Kumbharpura, Budhwari, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, the Promoter of the proposed Real Estate Project ("the Promoter") to hereby solemly declare, undertake and state as under:

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फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

१ मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक ८२८८ १४/ २०२३

२. मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासांचा पत्ता व सही तारक इम्रो

३ परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विकीचे ठिकाण/पत्ता

वि.आर.आडमने
परवाना क्र. O/92, दि. क्र. 4001021
महाल, नागपूर.

शासकीय कार्यालयासाठी/न्यायालयासाठी/प्रतिज्ञापत्र साक्षांकनासाठी वापरण्यात आलेला नाही. (शासन आदेश दि.०१/०३/२००४ नुसार)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

GOVT. OF INDIA
NOTARIAL REG.
ENTRY NO.
DATE

GOVT. OF INDIA
NOTARIAL CERTIFICATE
SHAILESH V. GOEL
NAGPUR (STT.)
INDIA
REGN. NO.
7329

We, **M/s Tarmal Infra**, owner / promoter, authorized to execute the present affidavit cum declaration vide authorization dated 19th April 2023.

The entire project is known as **"ROYAL CITY"**. The said project is of proposed 81 habitable plots.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 12-07-2023 issued by Adv. Ashwin Patil.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2029 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said 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 amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")

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.

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9. That the promoter have / has 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,
M/s Tarmal Infra

1) **(MUSTAFA ZOEB BHAI GULZAR)**

2) **(YOUSUF HASANALI BAHRAINWALA)**

3) **(ZOHER ZAHID HUSAIN SAIFEE)**
Partners
Owners

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at ____ July 2023

Deponent

1) **(MUSTAFA ZOEB BHAI GULZAR)**

(YOUSUF HASANALI BAHRAINWALA)

(ZOHER ZAHID HUSAIN SAIFEE)
Partners of M/s Tarmal Infra
Owners

SEAL OF NOTARY SHAILESH V. GORE Dist. NAGPUR Reg. No. 7329 GOVT. OF INDIA

SHAILESH V. GORE NAGPUR (M.S.) INDIA REGN NO 7329 GOVT. OF INDIA

Sworn before me on this 17 dt. d.., of July 2023 at Nagpur by Shri/Smt./Ku. Zoebbhai Gulzar R/o. Nagpur who has been identified by Shri/Smt. ..... Advocate, Nagpur.

NOTARY GOVT. OF INDIA Nagpur (M.S.) India

17 JUL 2023

17/7/2023

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