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 52AA 872967

28 AUG 2023

Treasury Head Clerk / Sr. Clerk

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA

NOTARIAL REG ENTRY No. 27850 DATE 12/8/2023

FORM – B

SHRI MORESHWAR NARAYANRAO BHAGAT

Prop. M/s. Ramdegi Land Developers

[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

I, **SHRI MORESHWAR NARAYANRAO BHAGAT, Prop. M/s. Ramdegi Land Developers**; having office at Ganesh Apartment 2, Flat No. 301, Plot No. 23, Arya Nagar, Koradi Road, Nagpur - 440030, the Promoter of the proposed Real Estate Project ("the Promoter") to hereby solemnly declare, undertake and state as under:

10 AUG 2023

१)मुद्रांक विक्री नोंदवही अनु.क्र. 9505 दि

२)दस्ताचा प्रकार.....

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन .....

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

एस.एस. नारनवरे स्टॅम्प वेन्डर
लाय नं.१/८९,तहसील कार्यालय,नागपूर
कोड.नं. ४६०१०३७

I, **SHRI MORESHWAR NARAYANRAO BHAGAT, Prop. M/s. Ramdegi Land Developers**, owner / promoter, authorized to execute the present affidavit cum declaration vide authorization dated 28th June 2023.

The entire project is known as **"MORYA PARK 3"**. The said project is of single building for a proposed 128 habitable plots over the covered parking, having a total of 128 units.

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 09-08-2023 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 2027 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.

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,

Ramdegi Land Developers

Proprietor

SHRI MORESHWAR NARAYANRAO BHAGAT
Prop. M/s. Ramdegi Land Developers

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 10th August 2023

Deponent

Ramdegi Land Developers

Proprietor

SHRI MORESHWAR NARAYANRAO BHAGAT
Prop. M/s. Ramdegi Land Developers

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

SWORN BEFORE ME ON THIS 12th
DAY OF Aug 2023 AT NAGPUR BY
SHRI / SMT./ Ku Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR

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

NOTARY
CHANCHAL KHURANA
Nagpur Dist.
(M.S.) INDIA
Regd. No.
6386
GOVT. OF INDIA

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