भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY 76AA 879640

30 NOV 2023

Stamp Head Clerk / Sr. A

NOTARIAL REG.
ENTRY NO. 787
DATE 07/12/2023

FORM 'B'

[See rule3(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 Atharva Infraventures (Promoter)** it Partner and Authorised Signatory **Shri Pratik S/o Chandrakant Suramwar** of the proposed New project **"Atharva Sapphire Towers-A"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

Project Details: "Atharva Sapphire Towers-A" Address:- Situated at Plot No.37, CTS No.486, Sheet No.783, Kh No.310/1,2,3,4,5/1,5/2 Mouje Chinchbhavan, Village Nagpur, Taluka and District Nagpur-441108.

NOTARY Kanchan Girish Nimbulkar Nagpur Maharashtra India Regn. No. 10[illegible]5 My Term Expires on 02-01-2025 GOVT. OF INDIA

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 4035/ दिनांक 07 DEC 2023

२) वस्तूचा प्रकार

३) वस्तू नोंदणी करणार आहेत काय ? होय/नाही

४) विक्रीतीचे अंदाजित मूल्य

५) मुद्रांक विक्रेता परवाना नाव व पत्ता

६) इतर अधिकारात त्यांचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

आर. के. कांबळे

मुद्रांक विक्रेता, ला.क्र.१०/१९९२, कोड क्र. [illegible]
जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर (ग्रामीण)

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

I, Shri Pratik S/o Chandrakant Suramwar (Authorized Partner) of **M/s Atharva Infraventures** (Promoter)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 **31/12/2029**.

4. **(a)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.
   (b) For ongoing project on the date of commencement of the Act.
   That seventy per cent of the amounts to be realised 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 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 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.

For Atharva Infraventures

Partner

Shri Pratik S/o Chandrakant Suramwar

(Authorized Signatory/ Partner)

Atharva Infraventures

(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 on this day of **07th December 2023**.

For Atharva Infraventures

Partner

Shri Pratik S/o Chandrakant Suramwar

(Authorized Signatory/ Partner)

Atharva Infraventures

(Deponent)

NOTARY
Kanchan Girish Nimbulkar
Nagpur
Maharashtra India
Regn. No.
16166
My Term Expires
on 02-01-2025
GOVT. OF INDIA

om before me on this
day of 7/12/2023 at Nagpur by
Shri/Smt./Ku. Above deponent
R/o Ngp who has been identified
by Shri/Smt. —
Advocate, Nagpur.

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

NOTARY
Kanchan Girish Nimbulkar
Nagpur
Maharashtra, India
REGN. NO
16166
My Term Expires
On 02/01/2025
GOVT. OF INDIA

भारत INDIA 5 Rs. पाँच रुपये FIVE RUPEES NOTARIAL

CANCELLED