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 166338
22 DEC 2023

NOTARIAL REG
ENTRY NO 20026
DATE 23/12/2023

Head Clerk / Sr. Clerk

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 **M/s Ample Mercantile Private Limited (Promoters) through its authorised signatory Shri Dilip S/o Prahladrai Agrawal** of the proposed New project **"Sandesh Park View-3"**, duly authorized by the Promoters/ Land Owners of the Proposed New Project, vide its Power of Attorney dated 23rd December 2023;

For Ample Mercantile Private Limited

D P Agrawal

Authorised Signatory

GOVT. OF INDIA ★ SEAL OF NOTARY ★ NAGPUR (M.S.) ★ ARCHANA D. JAISWAL ★ Regd. No. 4753 Dated 2021

१) दस्ताचा प्रकार/मुद्रांक द्रव्यांक	प्रतिज्ञापत्र
२) दस्त नं. [illegible] आहेत काय ?	होय/नाही
३) नोंदणी [illegible] नाव	दुय्यक निबंधक क्र.
४) निष्पादक [illegible]	अंबिका मर्कनटाईल प्रा.लि.
५) मोबदला रुपये	अंकुश, ग्रामीण
६) मुद्रांक शुल्क रुपये	२८९५
७) दुय्यम [illegible]	22 DEC 2023
८) हस्ते अथवा [illegible]	
९) मुद्रांक [illegible]	
१०) मुद्रांक विक्री [illegible]	
११) मुद्रांक [illegible]	
Sav Sd/- Tm सरिता जैन	मुद्रांक विक्रेता, ला. क्र. २/८८, कोड क्र. ४६०१०१५ गोलछा मार्ग, सदर बजार, [illegible] पुर-१

Project Details: **"Sandesh Park View-3"** Address:- Kh. No. 173 P H No.42 Mouje: Jamtha, Village: Jamtha, Taluka Nagpur (Rural) & District Nagpur-441122.

M/s Ample Mercantile Private Limited (Promoters) through its authorised signatory Shri Dilip S/o Prahladrai Agrawal of 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 **31/12/2026**.

4. **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.

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.

SEAL OF NOTARY ARCHANA D. JAISWAL Regd. No. A7533 INDIA

For Ample Mercantile Private Limited

Authorised Signatory

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.

NOTARY SWISWAL 4753 (M.S.) F INDIA

For Ample Mercantile Private Limited

Authorised Signatory

Shri Dilip S/o Prahladrai Agrawal

(Authorised Signatory)

Ample Mercantile Private Limited

(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 **23rd December 2023**.

For Ample Mercantile Private Limited

Authorised Signatory

Shri Dilip S/o Prahladrai Agrawal
(Authorised Signatory)
Ample Mercantile Private Limited
(Deponent)

NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVERNMENT OF INDIA

SEAL OF NOTARY ARCHANA D. JAISWAL Regd. No. 4753 Tenure Term Expires On 17 Oct 2027 NAGPUR (M.S.) GOVT. OF INDIA

Be Sworn Solemnly Affirmed by On whose

Who is personally Known to me / identified by

before me on this 23rd day of Dec 2023 at Nagpur

23/12/2023

ARCHANA D. JAISWAL
NOTARY (Regn No 4753)
KHARE TOWN DHARAMPETH
NAGPUR 440010

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