



महाराष्ट्र MAHARASHTRA

2023

NAGPUR 76AA 296763

30 NOV 2023

NOTARIAL Reg.

ENTRY No.

1229

Date

29/01/2024

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 of Mr Amit Vijayrao Marawar Promoter of the proposed project Sonestaa duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/01/2024

1. Mr Amit Vijayrao Marawar Promoter of the proposed project Sonestaa duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed 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, the said project is free from all encumbrances.

दस्तावा प्रकार / अनुसूचक कमाक
दस्त नोंदणी करणार आहेत का ?

भोवणी वंगल असल्यात दुसरे विवरण कार्यालयाचे नाव
मिळकतीचे वर्णन

मोबदला रक्कम, मुदाक, शिल्क, रक्कम
मुदाक दिकत घेणाऱ्याचे नाव, पत्ता, राहणी, दि
हरते असल्यात त्याचे नाव, पत्ता, राहणी, दि
दुसऱ्या पक्षकाराचे नाव

मुदाक विकत्याची सही, विकी अनु. क. दि.

एच. टी. आड्यानी

ता. नं. 27/95, कोड क. 4801028

जरीपटका नागपुर

23 JAN 2024

Inches Realities .

44444



3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be 36 Months i.e 31/12/2026

4. That, seventy per cent of the amounts realized by me/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 I / 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, I / promoter shall take all the pending approvals on time from the competent authorities.

8. That I 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified on this day of 23/01/2024

[Signature]
Deponent

WORM SOLEMNLY AFFIRMED

Amit V. Marawar

WHO IS PERSONALLY KNOWN

TO ME IDENTIFIED BY *self*

BEFORE ME THIS 24 DAY OF 01

2024 AT NAGPUR
29/01/2024

NOTARY
NAGPUR (M.S.)

