

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 7AA 922116

NOTARIAL REG.
ENTRY NO. 354
DATE 7 FEB 2024

NOTARY SHAILESH V. GORE NAGPUR DISTT. (M.S.) INDIA Regn. No. 7329 My Term Expires on 7/12/2028 GOVT. OF INDIA

2 FEB 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

1. **PRAFULLA CHANDRAKANT ITKELWAR &**
2. **ASHUTOSH CHANDRAKANT ITKELWAR**

of the **SAI NAGARI 2**

I,**PRAFULLA CHANDRAKANT ITKELWAR(PROMOTER& PoA Holder)** of the project**SAI NAGARI 2** do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title Report 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 sale deed is enclosed herewith.

2. That the project land is free from all encumbrances.

१) मुद्रांक विक्री नोंद वही अनु. क्रमांक 8/999 / दिनांक 3 FEB 2024

२) दस्ताचा प्रकार प्रतिज्ञापत्र

३) दस्त नोंदणी करण्यात आला आहे काय? होय/नाही

४) लिहिणाऱ्याचे नाव

५) मुद्रांक विक्री [illegible] व सही पंकज त्र्यं इखे पवार

६) [illegible] व सही [illegible]

७) मुद्रांक शुल्क [illegible] 100

मुद्रांक विक्रेता ला.क्र. ०१/२०२० कोड क्र. ४६०११२०
जिल्हा व सत्र न्यायालय परिसर, नागपूर

ज्या कारणासाठी ज्या [illegible] त्या कारणासाठीमुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

NOTARY SHAILESH NAGPUR (M.S.) Regn. 7[illegible] My Term on 7/12

NOTARIAL REG. ENTRY NO DATE 7 FEB 2024

3. That the time period within which the project shall be completed by promoters from the date of registration of project is **on or before 31stDECEMBER 2028**;

4. **Fornewprojects:**That seventy per cent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017.

6. That promoters shall get the accounts audited within six months after the end of every financialyear by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, 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 promoters shall take all the pending approvals on time, from the competent authorities.

8. That promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That promotershave furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. If this information is found false, I shall be liable for punishment u/s 199, 200 of IPC.

Verified by me at **NAGPUR on 07TH Day of February 2024.**

Sworn before me on this 7 dt.
day of Feb 2024 at Nagpur by
Shri/Smt./Ku. Pratulla Shrikant Atkelwar
R/o. Nagpur who has been identified
by Shri/Smt.....
Advocate, Nagpur.

BEFORE ME

Deponent

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) India
7 FEB 2024

SEAL OF NOTARY SHAILESH V. GORE NAGPUR DISST. (M.S.) INDIA REGN No. 7329 GOVT. OF INDIA

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