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 203354
22 DEC 2023
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO. 445
DATE 06/02/2024

SEAL OF NOTARY ★ RAJU K. PILLAI ★ GOVT. OF INDIA

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. ANGEL DWELLERS INFRATECH PRIVATE LIMITED**, acting through its directors (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWAL of theproposed Newproject **"ANGEL REGENCY-2"**, duly authorized by the Promoters of the Proposed New Project, vide its

१) दस्ताचा प्रकार अनुच्छेद कलम
२) दस्त नादणी करणार आहेत काय ?
३) मोठणी होणार असल्यास दुय्यम
४) मिळकतीचे वर्णन
५) मोबदला रक्कम
६) मुद्रांक विकत घेणाऱ्याचे नाव
७) दुसऱ्या पक्षकाराचे नाव
८) हस्त असल्यास त्याचे नाव व
९) मुद्रांक शुल्क रक्कम
१०) मुद्रांक विक्री नाव वही अनु. क्रमांक
११) मुद्रांक विकत घेणाऱ्याची सही

मुंजाल ट्रेलर्स प्रा.ली
आकाश

38371

दिनांक 27 DEC 2023

यशवंत एस. पाटील

मुद्रांक विकत [illegible] कोड क्र. [illegible]
जिल्हाधिकारी परिसर, म. कार्यालय नागपूर शहर

NAGPUR TREASURY
27 DEC 2023
Sharma Head Clerk Sr. Clerk

SEAL OF
RAJAN K.
GOVT.

authorization letter Dated 10th, December, 2023;Project Details: "ANGEL REGENCY-2" Site Address:- Plot No. 20 out of the B. U, Kothari Brothers Layout, bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET having Nagpur Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3 within Tahsil and District – Nagpur

We, M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED, acting through its directors (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWALof the Projectduly 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.

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.

M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED

Authorised Signatory.

Verification

The contents of my above Affidavit cum Declaration are true andcorrect and nothing material has been concealed by me therefrom.

Verified by me at on this day of **22nd DECEMBER 2023**.

M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED

Authorised Signatory.

06
02 2024
Abhishek R Chouhan

Raji Pillai

SEAL OF NOTARY
RAJI K. PILLAI
NAGPUR DIST
MH. INDIA
Reg. No
6237
GOVT. OF INDIA

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