भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
00AB 345144
24 JUN 2024
Stamp Head Clerk / Sr. C.

NOTARIAL REG
ENTRY NO 12029
DATE 01/07/2024

FORM B

[Rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of the "**M/s. Ashtvinayak Developers"** Promoter of the project **"Ashtavinayak Empire Besa II"** situated at **PH. No. 38 B, Khasra No. 77/2, situated at Village- Besa, Taluka- Nagpur (Rural), District- Nagpur- 440037**

"M/s. Ashtvinayak Developers" promoter of the project "**Ashtavinayak Empire Besa II**" situated at **PH. No. 38 B, Khasra No. 77/2, situated at Village- Besa, Taluka- Nagpur (Rural), District- Nagpur- 440037** do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.

SEAL OF NOTARY MAISNAL

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	Legal 1
२) दस्त नोंदणी करण्यास अडचण आहे काय ?	होय/नाही
३) नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र.
४) निष्पादकाचे नाव	
५) मोबदला रक्कम	
६) मुद्रांक विक्रेत यांच्याचे नाव	Adv. Rajat . Deshpande
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्याचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	100
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	11713
११) मुद्रांक विक्रेत यांच्याची सही	Rajat 27 JUN 2024
नरेंद्र मुकुलाल जैस्वाल	

3. That the time period within which the project shall be completed by us on or before **31/03/2028.**

4. Seventy Percent of the amounts to be realised hereinafter 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.

8. **We** 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. **We** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Ashtavinayak Developers

Partner

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 us at _____ on this _____ day of _____

Ashtavinayak Developers

Partner

Deponent

Be Sworn Solemnly Affirmed by me / identified by as above

Who is personally Known to me / identified by –

before me on this 01st day of July 2024 at Nagpur

01/07/2024

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