

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 03AB 442210

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 03AB 442210

24 MAY 2024

NOTARIAL REG.
ENTRY NO 6501
DATE 4/6/24

SEAL OF NOTARY ★ RAKESH N. MOHOD ★ Dist Nagpur (M.S.) INDIA Regn. No. 15178 ★ GOVT. OF INDIA

FORM – B
M/S. SUNRAJ CONCTRUCTIONS
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, **Shri Rajiv Dnyaneshwar Menghare**, authorized person. of M/s. Sunraj Constructions; having their registered office at Plot No. 2, Wardha Road, Rajiv Nagar, Somalwada, Nagpur – 440025, the Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly declare, undertake and state as under:

३) नोंदणी होणार असल्याय दुय्यम निबंधक कार्यालयाचे नाव	दुय्यक निबधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	Sanvay Constructions
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	100
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 7989	/दिनांक
११) मुद्रांक विकत घेणाऱ्याची सही	

नरेंद्र मुंधडालाल जैस्वाल

मुद्रांक विकेता. ला. क १८/९१. कोड क्र. ४६०१००१
जिल्हाधिकारी परिसर, त कार्यालय, नागपूर (शहर)

E-3 JUN 2024

Sonagal

Shri Rajiv Dnyaneshwar Menghare, authorized person. of M/s. Sunraj Constructions, are authorized to execute the present affidavit cum declaration vide authorization dated 24th May, 2024.

The entire project is known as **"MODERN LOFT"**. The said project is of single building for a proposed 7 habitable floors over the covered parking, having a total of 14 units (flats).

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 01-06-2024 issued by Adv. Ashwin Patil.

3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2027 and the same is disclosed on the RERA Website.

4. That entire of the amounts to be realized hereinafter by the promoter for the said 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amount 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 Disclosure on Website) Rules, 2016 ("Said Rules")


SEAL OF
GOVT

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 utilized 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 / has 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,
M/s. Sunraj Constructions
SUNRAJ CONSTRUCTION
PARTNER
Shri Rajiv Dnyaneshwar Menghare
Authorized Signatory

SEAL OF NOTARY RAKESH N. MOHOD Dist. Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 3rd June 2024

Deponent

SWORN BEFORE ME ON THIS 4
DAY OF 6 2024 AT NAGPUR
SHRI SMT./KU
R/O NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI/SMT.
ADVOCATE NAGPUR

SUNRAJ CONSTRUCTION
PARTNER
M/s. Sunraj Constructions
Shri Rajiv Dnyaneshwar Menghare
Authorized Signatory

RAKESH N. MOHOD

SEAL OF NOTARY Rakesh Nanasaheb Mohod MAH. NAGPUR Reg. No. 15138 GOVT. OF INDIA