



महाराष्ट्र MAHARASHTRA

2022

13AA 031867

अनु.क्र. १०८६५३ दि. २९ AUG 2022/१०८६५३-५८५३  
दस्ताचा प्रकार... पु.पु.  
दस्त नोंदणी करणार आहेत का ? होय / नाही  
मिळकतीचे वर्णन...  
मुद्रांक विकत घेणाऱ्याचे नांव... नरेश माराथण को  
पत्ता... ग.म.कोपरखेळ - पुणे-३९  
दुसऱ्या पक्षकाराचे नांव...  
हस्ताव्यवृत्तीचे नांव व पत्ता... सतिश देशमुख - पुणे-१५  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केले त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत कायदेशीर बंधनकारक आहे.  
उषा अंधारे (स्टॅम्प व्हॅलर)  
परवाना क्र. 2201092  
विश्रंतवाडी, पुणे-१५  
मुद्रांक विकत घेणाऱ्याची सही



Affidavit



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 **Amarnath Group of Companies**

Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide  
its/his/their authorization dated **29/08/2022**

**I, Mr. Naresh Narayan Barge, Mr. Dada Dattu Jadhav, Mr. Balbhim Dashrath More**  
(Promoter name) promoter of the proposed project **River Nest (Charholi, Pune), S no 517/1,**  
**518/1, 518/2, 518/3, 518/4** 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 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  
agreement between such owner and promoter for development of the real estate project is  
enclosed herewith
2. That the project land is free from all encumbrances.

OR

That details of encumbrances NA including dues and litigation,  
details of any rights, title, interest, or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter/co-promoter  
from the date of registration of project **River Nest – 31 December 2025**
4. (a) For new project:

That seventy per cent of the amounts realized by me/promoter/co-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.

(b) For ongoing project on the date of commencement of the Act

- (i) That seventy percent of the amounts to be realized hereinafter by me/promoter/co-promoter  
for the real  
estate project from the allottees, from 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.

OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter/co-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, since the estimated receivable of the project is less than the estimated cost of  
completion of the project.

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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall infer 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.

#### Verification

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

Verified by me at on 29/08/2022



Mr. Naresh Narayan Barge



Mr. Dada Dattu Jadhav

IDENTIFIED BY  
Adv. Charan Anand  
ADVOCATE



Mr. Balbhim Dashrath More

Promoter

BEFORE ME

J.M. Gaikwad  
JAYSHRI MADHUKAR GAIKAWAD  
NOTARY-GOVT. OF INDIA  
HAVELI (MAHARASHTRA)

30 AUG 2022