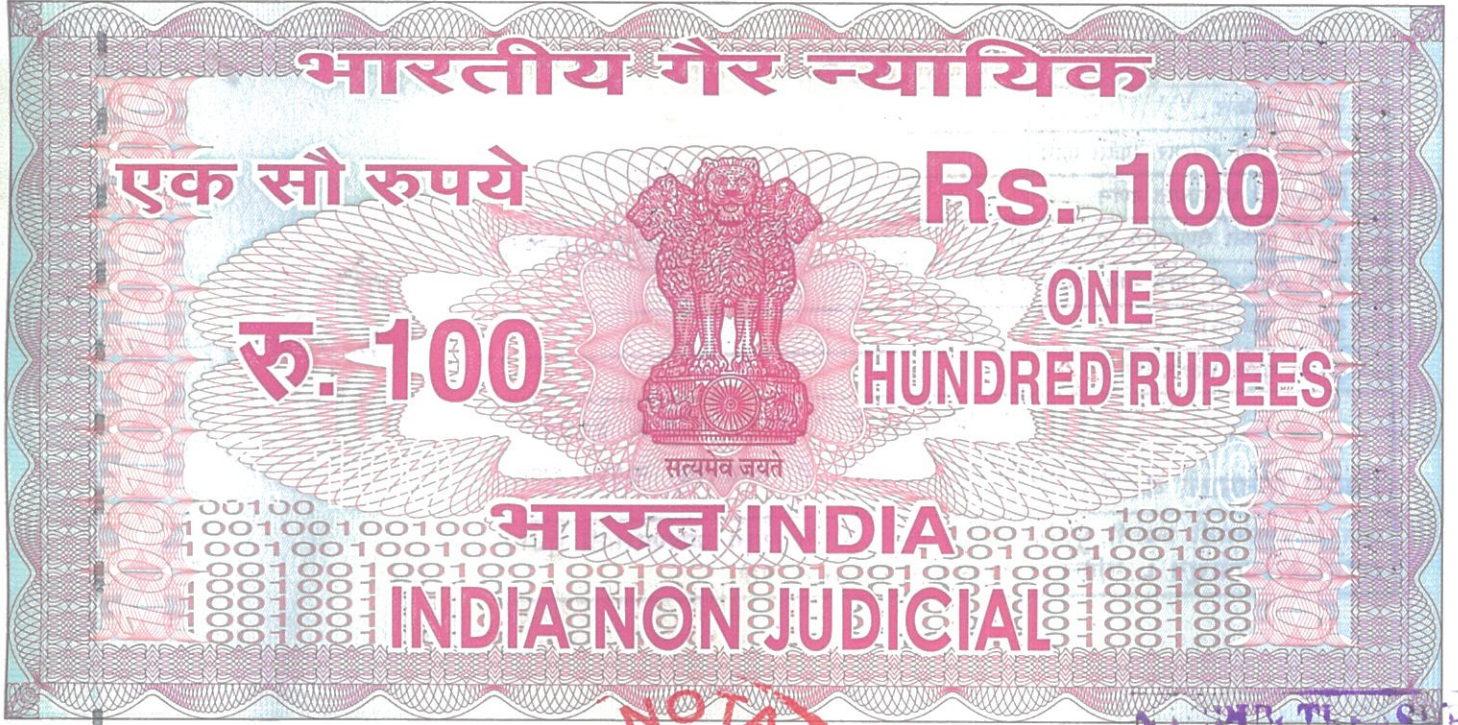




महाराष्ट्र MAHARASHTRA

NOTARIAL REG.

ENTRY NO. 21357

DATE: 22/11/24



M/S. SHUBH INFRASTRUCTURE
[See rule 3(6)]

24AB 418453

19 NOV 2024

Stamp Head Clerk/Sr. Clerk

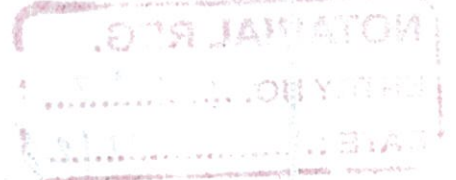
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

AFFIDAVIT CUM DECLARATION

M/s. Shubh Infrastructure; having their registered office at Rajat Sankul, Flat No. 202, Wing 3, Opp. Bus Stop, Ganeshpeth, Nagpur - 440018, the Promoter of the proposed Real Estate Project ("the Promoter") to hereby solemnly declare, undertake and state as under:

१) मुद्रांक विक्रीची नोंद घेई अनुक्रमांक	३८६३३	२२/११/२०२४
२) दस्तावेज प्रकार	मुसी	
३) दस्त नोंदणी करणार आहेत काय?	ना/हो	
४) मिळकतीचे धोडक्यात वर्णन		
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	नो. २५५ ३५५२९५२	
६) हस्ते असल्यास त्याचे नाव, पत्ता व सही		
७) दुसऱ्या पक्षकाराचे नाव		
८) मुद्रांक शुल्क रक्कम	१००	
९) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३	जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)	
१०) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
११) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१२) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१३) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१४) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१५) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१६) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१७) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१८) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
१९) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		
२०) मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३		

मि. गो. गो.
मि. गो. गो.



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

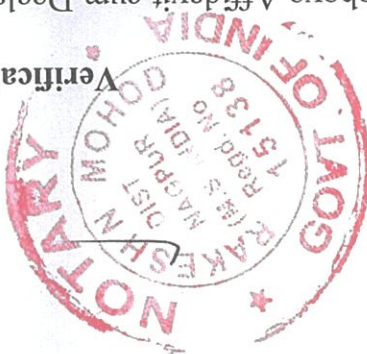
10. That the promoter shall not discriminate against any allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

N. V. Rised

M/s. Shubh Infrastructure

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 21st November 2024

Deponent

M/s. Shubh Infrastructure

N. V. Rised

[Signature]



Magpur Dist. (M.S.) INDIA

NOTARY

RAKESH N. MOHOD

[Signature]

ADVOCATE NAGPUR

BY SHRI / SMT.

R/O. NAGPUR, WHO HAS BEEN IDENTIFIED

SHRI / SMT. / KU.

DAY OF 11.2024 AT NAGPUR

SWORN BEFORE ME THIS.. 22

M/s. Shubh Infrastructure, are authorized to execute the present affidavit cum declaration vide authorization dated 21st November 2024.

The entire project is known as “KANCHAN NAGARI 12”. The said project is of single building for a proposed 41 habitable plots, having a total of 41 units.

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 04-10-2024 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 2028 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”)