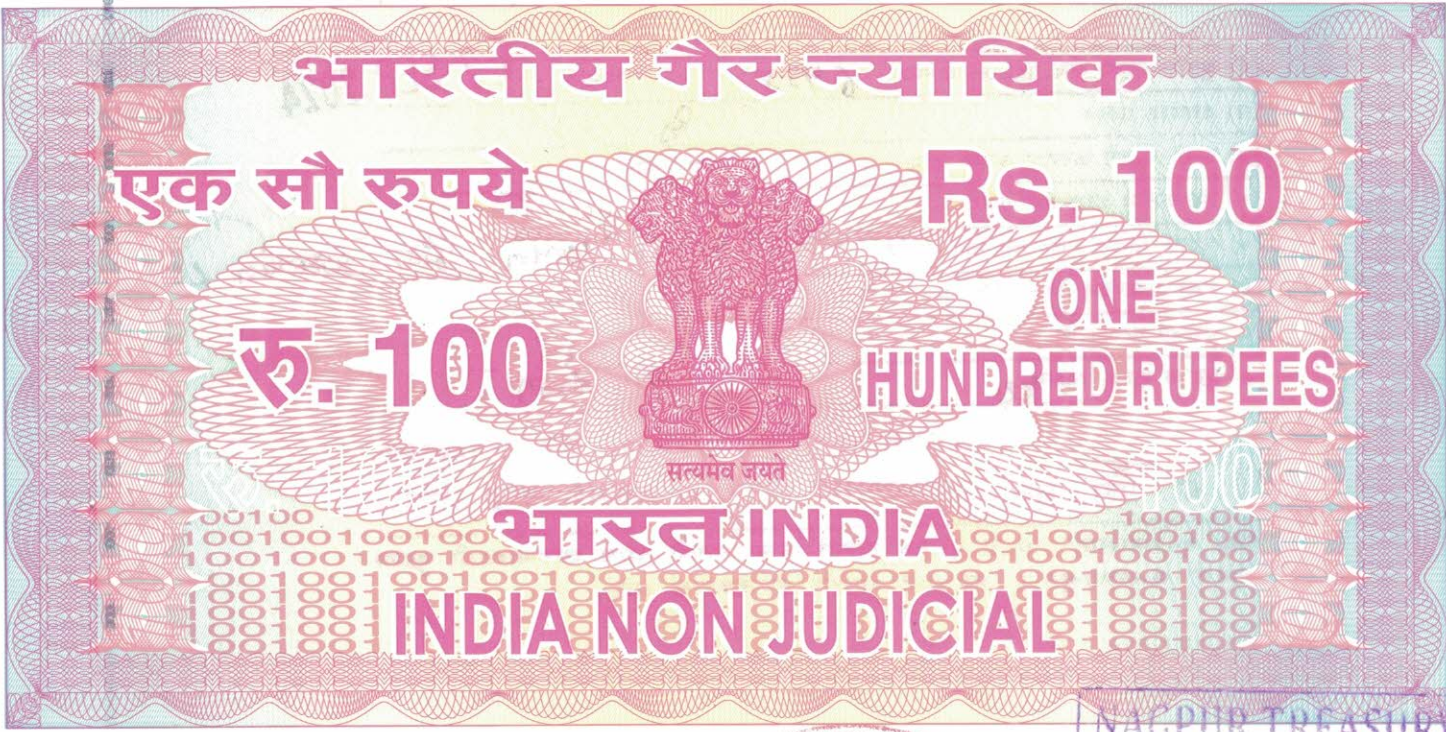
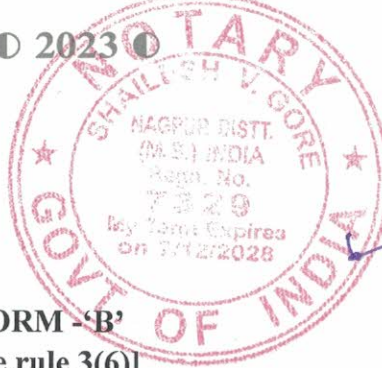




महाराष्ट्र MAHARASHTRA



2023



NAGPUR TREASURY
97AA 457355

30 AUG 2024

Stamp Head Clerk/Sr. Clerk

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 Mr Anand Nanasaheb Gadewar Promoter of the proposed project Royal Dream City-2 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12/10/2024

I, Mr Anand Nanasaheb Gadewar Promoter of the proposed project Royal Dream City-2 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 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 said project is free from all encumbrances.

A.G.

A.N. Gadewar

१) मुद्रांक दिवशी नोंद घेई अनु क्रमांक ६७५४ दिनांक १७ SEP 2024

२) दस्ताचा प्रकार ९

३) दस्त नोंदणी करणार असेल काय? नाही

४) मिळकतीचे थोडक्यात कायदा

५) मुद्रांक विकत घेणाऱ्याचे नाव व सद्दे श्री निधी, लिमिटेड, सोल्युशन्स LLP

६) हस्ते असल्यास त्याचे नाव पत्ता व सद्दे

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम १०० ५, सीपे

बी. एस. मून

मुद्रांक विकत घेतो तो ज. नं. १०५४ कोड १०५०१३
जिल्हाधिकारी कार्यालय त. कार्यालय नागपुरा, भा.रा.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून ६ महिने-नाल बागपण बचतकारक आहे



3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be 39 Months i.e 31/12/2027
4. That, seventy per cent of the amounts realized by me/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.
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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, I / promoter shall take all the pending approvals on time from the competent authorities.
8. That I/ 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 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.

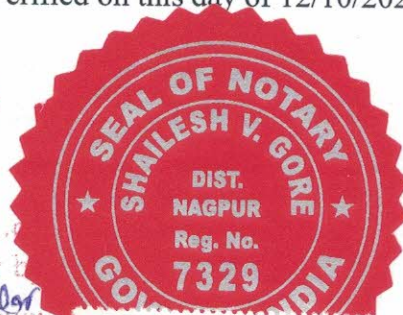

Deponent
Mr Anand Nanasaheb Gadewar

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified on this day of 12/10/2024


Deponent
Mr Anand Nanasaheb Gadewar

BEFORE ME



Sworn before me on this 18
day of Oct 2024 at Nagpur
Shri/Smt./K. Shri. N. Gadewar
R/o. Nagpur who has been identified
by Shri/Smt. [Signature]
Advocate, Nagpur.

18 OCT 2024

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) India

