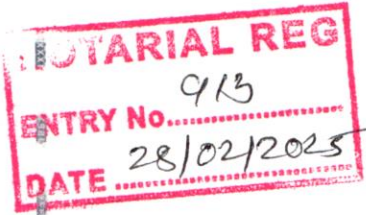




महाराष्ट्र MAHARASHTRA

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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 **PPJ PROPERTIES PRIVATE LIMITED** through its Director and Authorized Signatory **Shri. Pratik Rajesh Saraogi**, promoter of the proposed New project **"MAULI TOWN -30"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated

31st JANUARY 2025;



03 OCT 2024

मुद्रांक विक्री नॉट वहा अशी क्रमांक	27091	दिनांक
दस्तावेज प्रकार	मल्ल	
दस्त नोंदणी करणार आहेत काय?	होय/नाही	
मिळकतीचे थोडक्यात वर्णन	008	
मुद्रांक विकत घेणाऱ्याचे नाव व सही	दी. पी. के. हापटीक हा. मी	
हस्ता अस्तित्वात त्यांचे नाव, पत्ता व सही	अ. 2. 12	
दुसऱ्या पक्षकाराचे नाव		
मुद्रांक मुक्त रक्कम	500	



एम. ए. जोशीया

मुद्रांक विक्री, ला.क्र. १२/१२ जोड क. ४६. १०४५
जिल्हाधिकारी परिसर, त. कार्यालय नागपूर महाराष्ट्र

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांमधे वापरणे बंधनकारक आहे.



Project Details : **"MAULI TOWN-30 "** admeasuring **5392.00 Sq.Mtrs**, Situated at KH.NO.30, MOUZA-BOTHLI, Taluka-Nagpur (Rural) & District, Nagpur-441108.

We, PPJ PROPERTIES PRIVATE LIMITED through its Director and Authorized Signatory **Shri. Pratik Rajesh Saraogi** of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under :

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

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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/12/2028**.

4. **For New projects :-**

That seventy per cent of the amounts realised 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. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 utilised 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 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.



Shri. Pratik Rajesh Saraogi
Director/ Authorized Signatory
PPJ PROPERTIES PRIVATE LIMITED
(Deponent)

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 on this day of **31st JANUARY 2025.**



Shri. Pratik Rajesh Saraogi
Director/ Authorized Signatory
PPJ PROPERTIES PRIVATE LIMITED
(Deponent)



ATTESTED

Shakir

MOHD SHAKIR A. GHAFFAR
NOTARY
NAGPUR DIST. (M.S.) INDIA