



महाराष्ट्र MAHARASHTRA

● 2024 ●

NAGPUR TREASURY

24AB 443574

12 NOV 2024

Stamp Head Clerk/Sr. Clerk



NOTARIAL REG.
ENTRY NO. 3460
DATE 23/12/24

FORM 'B'

[See Rule3(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 M/s Prasanna Planners through its
Partner and Authorized Signatory Shri. Prakash Chaple Promoter
of the proposed New project "**MORESHWAR PARK-9**", duly
authorized by the Promoters of the Proposed New Project, vide its
authorization letter Dated 23rd December 2024;

Project Details: "**MORESHWAR PARK-9**", admeasuring **14011.009 Sq.Mtrs**, Situated at Khasra No.104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42, 104/44, Mouza -Wanadongari, Taluka & District Nagpur-441110.

We, M/s Prasanna Planners (Promoter) through its Partner and Authorized Signatory Shri. Prakash Chaple 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 **31/12/2029**.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.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

Prasanna Planners
Shri. Prakash Chaple

P.D. Chhaple
Partners

(Partner and Authorized Signatory)

Prasanna Planners
(Deponent)

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 this day of 23rd December 2024.

Prasanna Planners
Shri. Prakash Chaple

P.D. Chhaple
Partners

(Partner and Authorized Signatory)

Prasanna Planners
(Deponent)