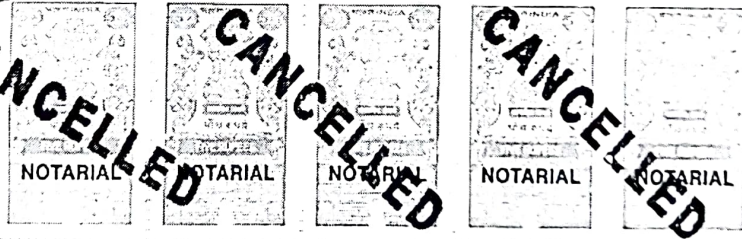
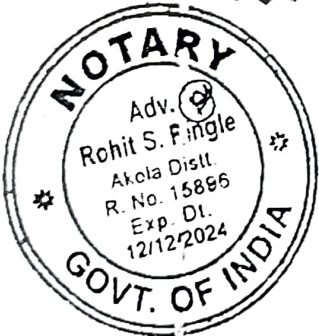
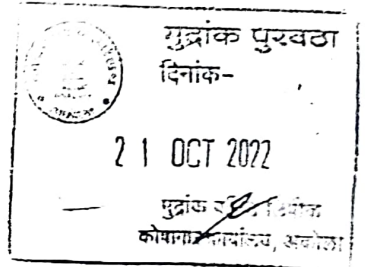
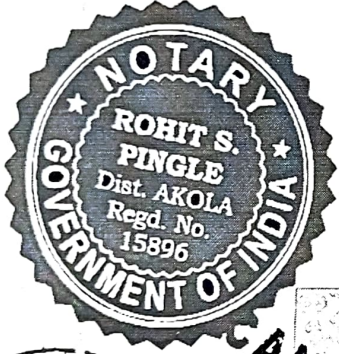




महाराष्ट्र MAHARASHTRA

2022

00AA 692930



FORM 'B'

AFFIDAVIT CUM DECLARATION

I, MR. DINESH KRUSHNARAO DHAGE, Age 57 Years, Occupation Business, PAN – AFFPD4401A, as a proprietor of KSHITI BUILDERS AND DEVELOPERS, Address: - Gaddam Plot, Opposite Chandak Mangal Karyalaya, Akola - 444005, duly authorized by the promoter of the proposed project MAA VAISHNAVI COMPLEX, do hereby solemnly declare, undertake and state as under:

[Signature]
ATTESTED
Me

1. That the promoter is the owner of the Plot No. 19 bearing Survey/Gut No. 39/1/51/1/19 admeasuring 897.44 Sq. M. situated at Village Umari Pragane, Taluka & District Akola - 444005, on which the development of the project is to be carried out and the promoter has valid right to develop the said property.

2. That the project land is free from all encumbrances.

3. That the Promoter shall complete the said project on or before 31.12.2025.

4. That seventy percent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation And Development) Rules 2017.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 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 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

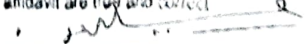

ATTESTED
Deponent **Before Me**

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 Akola on this day 7th Day of December 2022

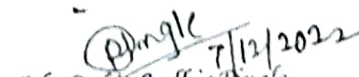

ATTESTED
Deponent **Before Me**

Dinesh K. Kulkarni
do swear in the name of God / Solemnly
Affirm that this is my name and Signature
/ or (Marks) and that the contents of this
affidavit are true and correct.

(Signature of Deponent after attestation)

Aged 57yrs
R/A Akola
Tq. Lais/Akola

Certified that this document /
Affidavit contains Pages
From 1 to 12/20




Adv. Rohit Sudhir Pingle
NOTARY