भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 34AA 013244

09 JUN 2023

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

NOTARIAL REG
ENTRY No. 19670
DATE 15/6/2023

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 **Shri Vitthal S/o Ramkrushna Kachole, Shri Eshwar S/o Ramkrushna Kachole, Smt Manda W/o Sureshrao Zade,**

(अनुच्छेद ४)

प्रतिज्ञा पत्र करणाऱ्याकडे जमा करण्याचे 2:4

प्रतिज्ञापत्रासाठीचे कारण .....

मुद्रांक विकत घेणाऱ्याचे नाव व
रहिवाशी पत्ता..... विठ्ठल कोंधोने
नागपूर

मुद्रांक विक्री बाबतची नोंद वही
अनुक्रमांक/दिनांक..... 2099 दि. 18/6/23

मुद्रांक विकत घेणाऱ्याची सही/दिनांक..... SIGN

परवानाधारक मुद्रांक विक्रेत्याची सही व सौ. सविता एन. तांदूरकर
परवाना क्रमांकतसेच मुद्रांक स्टॅम्प व्हेंडर,
विक्रीचे ठिकाण लॉ. नं. २०/१९९२
दु.नि.क्र.५, नागपूर-शहर
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14

NOTARIAL REG
ENTRY No.
DATE

NOTARIAL OFFICER OF NCP
DIST. NAGPUR

Smt Maya W/o Laxmanrao Sontakke And Smt Chitra W/o Subhashrao Daigvhane of the proposed New project **"Krushna Kamal Nagri"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 09th May 2023;

Project Details: **"Krushna Kamal Nagri"** Situated at Survey No. 59/1, Mouza Mhasala, Tal & District Wardha Pin Code-442001.

We, Shri Vitthal S/o Ramkrushna Kachole, Shri Eshwar S/o Ramkrushna Kachole, Smt Manda W/o Sureshrao Zade, Smt Maya W/o Laxmanrao Sontakke And Smt Chitra W/o Subhashrao Daigvhane (Promoter) 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.

3. That, the Promoter undertakes to complete the project on or before **31-03-2024**.

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 Vitthal S/o Ramkrushna Kachole

(Authorised Signatory and Promoter)

(Deponent)

Shri Eshwar S/o Ramkrushna Kachole,

(Authorised Signatory and Promoter)

(Deponent)

Smt Manda W/o Sureshrao Zade

(Authorised Signatory and Promoter)

(Deponent)

Smt Maya W/o Laxmanrao Sontakke,

(Authorised Signatory and Promoter)

(Deponent)

Sau. Chitra S. Paigavane

Smt Chitra W/o Subhashrao Daigvhane

(Authorised Signatory and Promoter)

(Deponent)

NOTARY CHANCHAL KHURANA Nagpur Dist. M.S. / INDIA Regd. No. SAW 6386 GOVT. OF INDIA

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG. No. 6386 GOVT. OF INDIA

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 **12th June 2023**.

Shri Vitthal S/o Ramkrushna Kachole

(Authorised Signatory and Promoter)

(Deponent)

I. R. Kachole

Shri Eshwar S/o Ramkrushna Kachole,

(Authorised Signatory and Promoter)

(Deponent)

सौ. मंदा सु. झाडे

Smt Manda W/o Sureshrao Zade

(Authorised Signatory and Promoter)

(Deponent)

सौ. माया ल. सोनटक्के

Smt Maya W/o Laxmanrao Sontakke,

(Authorised Signatory and Promoter)

(Deponent)

Sau. Chitra S. Paigavane

Smt Chitra W/o Subhashrao Daigvhane

(Authorised Signatory and Promoter)

(Deponent)

SWORN BEFORE ME ON THIS 15th DAY OF June 2023 AT NAGPUR BY SHRI / SMT./ Ku. Above Deponent R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. ..... ADVOCATE, NAGPUR.

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

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