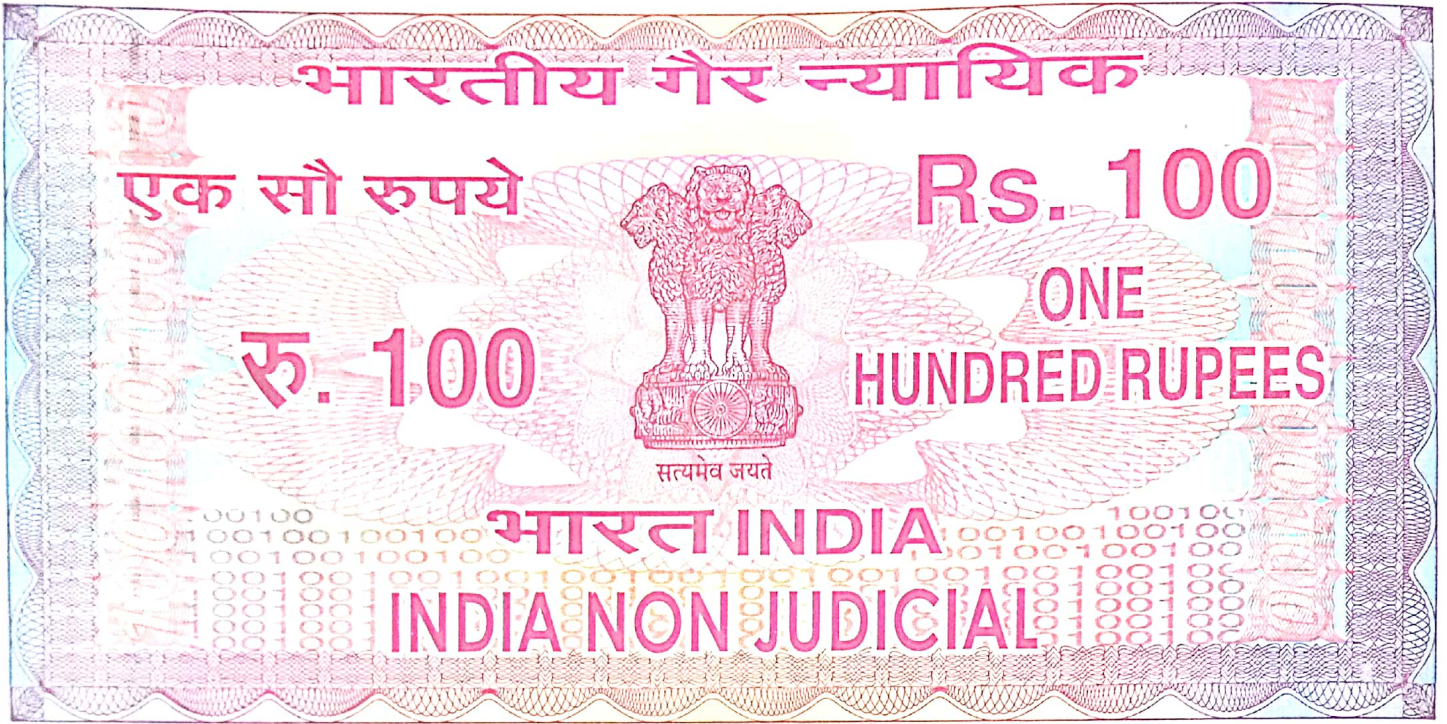




महाराष्ट्र MAHARASHTRA

2023

56AA 174799

BEFORE NOTARY PUBLIC, WARDHA (M.S.)
ADV. ANURADHA H. SABANE

प्रमाणित करणारे -
हस्त नोंदणी होणार आहे का ? होय/नाही
बन् क्रमांक 90630 दिनांक 22/12/2023
पुढाक विस्तृत प्रस्तावाचे नांव व सही
हस्त अस्तित्वात त्याचे नांव व पत्ता
सही
पुढाक विवेकता: ग्रामपुत नेबु केंद्र तर्फे वैभव रा. पाकळे
परवाना क्र. पुता 1/2004 दिनांक 4501008
पुढाक बरेदी निवारण मागून ही घोषणे वापर करण्या वेळी

KRISHNAGIRI DEVELOPERS

M.S. GUMMC
PARTNER

FORM 'B' 21/03/2024
[See Rule 3(6)]



15 DEC 2023

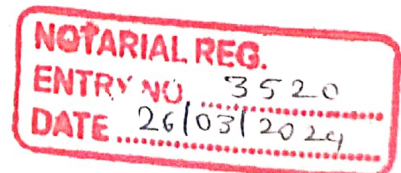
पुढाक लिपिक/उप-लेखापाल
कोषागार कार्यालय, वर्धा.

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./Ms. Mahesh Gulhane s/o Shankarrao Gulhane
promoter of the proposed project /duly authorized by the promoter of the proposed
project "Ram Vatika" on Survey No. 85, Division-Nagpur, Mouza- Umari (M), Taluka-
Wardha District- Wardha, PIN: 442001, vide its/his/their authorization dated 28-12-2023:

I, Mahesh Gulhane s/o Shankarrao Gulhane promoter of the proposed project / duly
authorized by the promoter of the proposed project "Ram Vatika" on Survey No. 85,
Division-Nagpur, Mouza- Umari (M), Taluka- Wardha District- Wardha, PIN: 442001 do
hereby solemnly declare, undertake and state as under:



1. That I/promoter have/has a legal title report to the land on which the development of the project is proposed

OR

~~_____ have/has a legal title report to the land on which the development of the proposed project is to be carried out~~

AND

~~A legally valid authentication of the 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 project land is free from all encumbrances.

OR

~~That details of encumbrances _____ including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/promoter from the date of registration of the project **31-03-2026**.

4. (a) For new project:

That seventy per cent of the amount 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 the purpose.

(b) For ongoing project on the date of commencement of the act

- (i) ~~(that seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

OR

- (ii) ~~That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.~~

5. That the amount from the separate account shall be withdrawn in accordance with Rule
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 a 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 I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall inform the authority regarding 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

M. B. Gulhane

Mahesh Gulhane

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from:

Verified by me at Wardha on this 26 day March 2024

Deponent

M. B. Gulhane

Mahesh Gulhane



Attested

A. H. Sabane 26/03/2024
Smt. A. H. SABANE
NOTARY
WARDHA DIST (M.S.) INDIA

