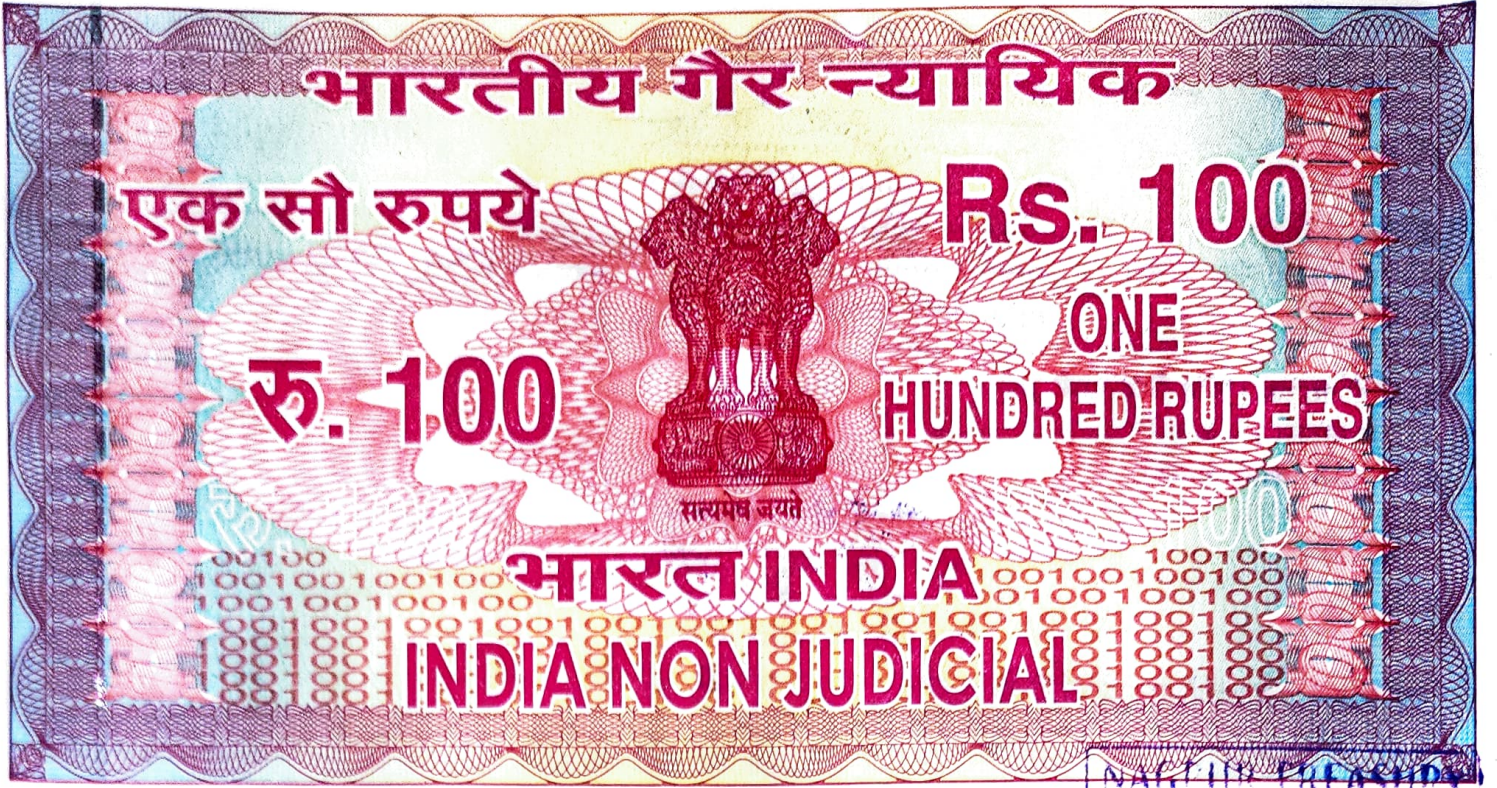




महाराष्ट्र MAHARASHTRA

2022

NAT. UP. TREASURY
10AA 176701
02 DEC 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 10209
DATE 05/12/22

FORM 'B'
AFFIDAVIT CUM DECLARATION



१) कुम्हार विगत विगत-वर्षी नाव
 विगत-वर्षी नाव

राहुल आर. घुटके
सर्वोप. प्रबन्धक ला. नं. ३९/३५
मु. नि. क. ट. नारायण गढ़
कोड नं. ४६०१०५०

जय कान्हासाहेब जय श्री गुरुदेव खोदी केला रवांनी लयात वारणावा ३१
शुद्ध खोदी होलावा ६ महिन्यात खोदी कोकणातला जयदेव

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M. KULKARNI BUILDERS AND INFRA-STRUCTURE PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U-45200 MH 2005 PTC 155783 Dated 31-8-2005, having its Office at 168, Chhatrapatinagar, Nagpur and acting through its Director SHRI. MILIND S/o MADHUKARRAO KULKARNI, Aged 56 Years, Occupation - Business, Resident of 168, Chhatrapatinagar, Nagpur-440015, Tahsil and District - NAGPUR, promoter of the proposed project;

I, MILIND S/o MADHUKARRAO KULKARNI, Director of M. KULKARNI BUILDERS AND INFRA-STRUCTURE PRIVATE LIMITED, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Contd. . .

1. That (a) Shri. Vikas S/o Anant Limaye owner of Eastern Portion of Plot No. 903-B (b) Mrs. Smita W/o Pundalik Menghal and others, owners of Western Portion of Plot No. 903-B and (c) Shri. Vidyadhar S/o Ganeshrao Nimbalkar and 4 others, owners of Plot No. 393-A have the Legal Title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land alongwith an authenticated copy of the Agreement between such Owners and the Promoter for Development of the Real Estate Project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31-12-2026.
4. That Seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

(MILIND MADHUKARRAO KULKARNI)

Director of
M/S M. Kulkarni Builders and
Infra-Structure Private Limited
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 NAGPUR on this 5th day of DECEMBER, 2022.

(MILIND MADHUKARRAO KULKARNI)

Director of
M/S M. Kulkarni Builders and
Infra-Structure Private Limited
Deponent



Sworn before me on this 05th day of Dec 2022 at Nagpur by Shri/Smt./Ku. M.M. Kulkarni R/o. [Signature] who has been identified by Shri/Smt. [Signature] Advocate, Nagpur.

[Signature]
NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

