भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◑ 2022 ◑

NAGPUR TREASURY
34AA 673894
13 APR 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO 3010
DATE 19/4/23

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri. Vikas Anant Limaye, Mrs. Smita Pundalik Menghal, Shri. Vinodkumar Roshanlal Gautam, Shri. Vikas Yadavrao Goverdhan, Shri. Taruvai Gopalkrishnan Kumar, Shri. Tangirala Somayajulu, Shri. Ayakkad Subramanian Balasubramanian, Mrs. Madhur Prabhatnath Tandon, Shri. Raju Wasudeorao Hiwale, Shri. Rajendra Prabhakar Deshpande, Shri. Vidyadhar Ganeshrao Nimbalkar, Shri. Shyamsunder Nilkanth Khardenavis, Mrs. Vaishali Prakash Senad, Shri. Amit Prabhakar Nimbalkar and Shri. Vasantrao Jagoji Anwane, All Residents of Barlinge Road, Khare Town, Dharampeth, Nagpur, Tahsil and District - NAGPUR, Owners of the Lands on which the project is proposed, all acting through their duly Constituted Attorney M. KULKARNI BUILDERS AND INFRA-STRUCTURES PRIVATE LIMITED represented through its Director SHRI. MILIND S/o MADHUKARRAO KULKARNI, Resident of 168, Chhatrapatinagar, Nagpur-440015, Tahsil and District – NAGPUR (AADHAR 8133 4762 4176);

NOTARY GOVT. OF INDIA

Contd. . .

१) मुद्रांक विक्री नोंद वही अनु. क्रमांक 9939 दिनांक 9/8/2023

२) दस्ताचा प्रकार

३) [illegible] होय/नाही

४) [illegible]

५) [illegible]

६) [illegible]

७) [illegible]

८) मुद्रांक शु[illegible]

टी. एन. [illegible]

मुद्रांक विक्रेता, ता.क. ४/९२, कोड नं. ४८०१०४२

जिल्हाधिकारी परिसर, [illegible] नागपूर

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

We, Shri. Vikas Anant Limaye, Mrs. Smita Pundalik Menghal, Shri. Vinodkumar Roshanlal Gautam, Shri. Vikas Yadavrao Goverdhan, Shri. Taruvai Gopalkrishnan Kumar, Shri. Tangirala Somayajulu, Shri. Ayakkad Subramanian Balasubramanian, Mrs. Madhur Prabhatnath Tandon, Shri. Raju Wasudeorao Hiwale, Shri. Rajendra Prabhakar Deshpande, Shri. Vidyadhar Ganeshrao Nimbalkar, Shri. Shyamsunder Nilkanth Khardenavis, Mrs. Vaishali Prakash Senad, Shri. Amit Prabhakar Nimbalkar and Shri. Vasantrao Jagoji Anwane, do hereby solemnly declare, undertake and state as under:

1. That we, Shri. Vikas Anant Limaye, Mrs. Smita Pundalik Menghal, Shri. Vinodkumar Roshanlal Gautam, Shri. Vikas Yadavrao Goverdhan, Shri. Taruvai Gopalkrishnan Kumar, Shri. Tangirala Somayajulu, Shri. Ayakkad Subramanian Balasubramanian, Mrs. Madhur Prabhatnath Tandon, Shri. Raju Wasudeorao Hiwale, Shri. Rajendra Prabhakar Deshpande, Shri. Vidyadhar Ganeshrao Nimbalkar, Shri. Shyamsunder Nilkanth Khardenavis, Mrs. Vaishali Prakash Senad, Shri. Amit Prabhakar Nimbalkar and Shri. Vasantrao Jagoji Anwane, have the Legal Title to the lands 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 the Owners and the Promoter for Development of the Real Estate Project is enclosed herewith.

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2. That the said lands are 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 by the promoter 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 the 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.

Contd. . .

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. Kulkarni Builders and Infra-Structure Private Limited
As a duly Constituted Attorney for
Shri. Vikas Anant Limaye and 14 Others
Deponent

NOTARY VIVEK UDEBHAN KARADE Nagpur Maharashtra India Regn. No. 16218 My Term Expires on 08/01/2025 GOVT. OF INDIA

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material have been concealed by us therefrom.

Verified by us at NAGPUR on this 19th day of APRIL, 2023.

NOTARY VIVEK UDEBHAN KARADE Nagpur Maharashtra India Regn. No. 16218 My Term Expires on 08/01/2025 GOVT. OF INDIA

(MILIND MADHUKARRAO KULKARNI)
Director of
M. Kulkarni Builders and Infra-Structure Private Limited
As a duly Constituted Attorney for
Shri. Vikas Anant Limaye and 14 Others
Deponent

NOTARY VIVEK UDEBHAN KARADE DIST NAGPUR (M.S.) INDIA Regn. No. 16218 GOVT. OF INDIA

Sworn before me on this 19 day of April 2023 at Nagpur by Shri/Smt./Ku. M. M. Kulkarni R/o. Nagpur who has been identified by Shri/Smt. Govt. Advocate, Nagpur.

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