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 214551
19 MAY 2023
Stamp Head Clerk / Sr. Cl

NOTARIAL REG
ENTRY No. 16736
DATE 25/5/2023

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

**FORM'B'**
**[See rule3(6)]**

Affidavit cum Declaration

Affidavit cum Declaration of **RAKESH BALBIRSINGH CHAWLA** promoter of the proposed project **KRISHNA HEIGHTS.**

We, **RAKESH BALBIRSINGH CHAWLA** promoter of the proposed project **KRISHNA HEIGHTS.** do hereby solemnly declare, undertake and state as under:

1. We have a legal title Report to the land on which the development of the project is proposed project is to carried out 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

| | |
|---|---|
| १) दस्ताचा प्रकार/अनुच्छेद क्रमांक | प्रतिज्ञापत्र. |
| २) दस्त नोंदणी करणार आहेत काय ? | — |
| ३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव | — |
| ४) मिळकतीचे वर्णन | — |
| ५) मोबदला रक्कम | — |
| ६) मुद्रांक विकत घेणाऱ्याचे नाव, | 1) श्री. कैलास दत्तात्रय नागपुरे |
| ७) दुसऱ्या पक्षकाराचे नाव | वि. 2) श्री. राकेश चावला |
| ८) हस्ते असल्यास त्याचे नाव व पत्ता | वि. 3) अनिरुद्ध चावला, |
| ९) मुद्रांक शुल्क रक्कम | रु. 100/- |
| १०) मुद्रांक विक्री नोंद वही अनु. क्रमांक 3022 | दिनांक 25 MAY 2023 |
| ११) मुद्रांक विकत घेणाऱ्याची सही | |
| एच. एच. खोब्रागडे | मुद्रांक विक्रेता, ला. क्र. ११/८६, कोड क्र. ४६०१००८<br>जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर |

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

3. That the time period within which the project shall be completed by promoter shall be **31ST DECEMBER 2024.**

4. 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 That the amounts from the separate account shall be withdrawn in accordance with RERA Rule 5.

6. We 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. We shall take all the pending approvals on time, from the competent authorities.

8. We 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. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

**Verification**

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

Verified by me at NAGPUR on this 25 Day of May 2023.

Deponent

NOTARY
MRS. CHANCHAL KHURANA
Nagpur Dist.
(M.S.) INDIA
Regd. No.
6386
GOVT. OF INDIA

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

SWORN BEFORE ME ON THIS 25 my
DAY OF May 2023 AT NAGPUR BY
SHRI / SMTJ Ku Above Depanent
R/o NAGPUR .WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

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

