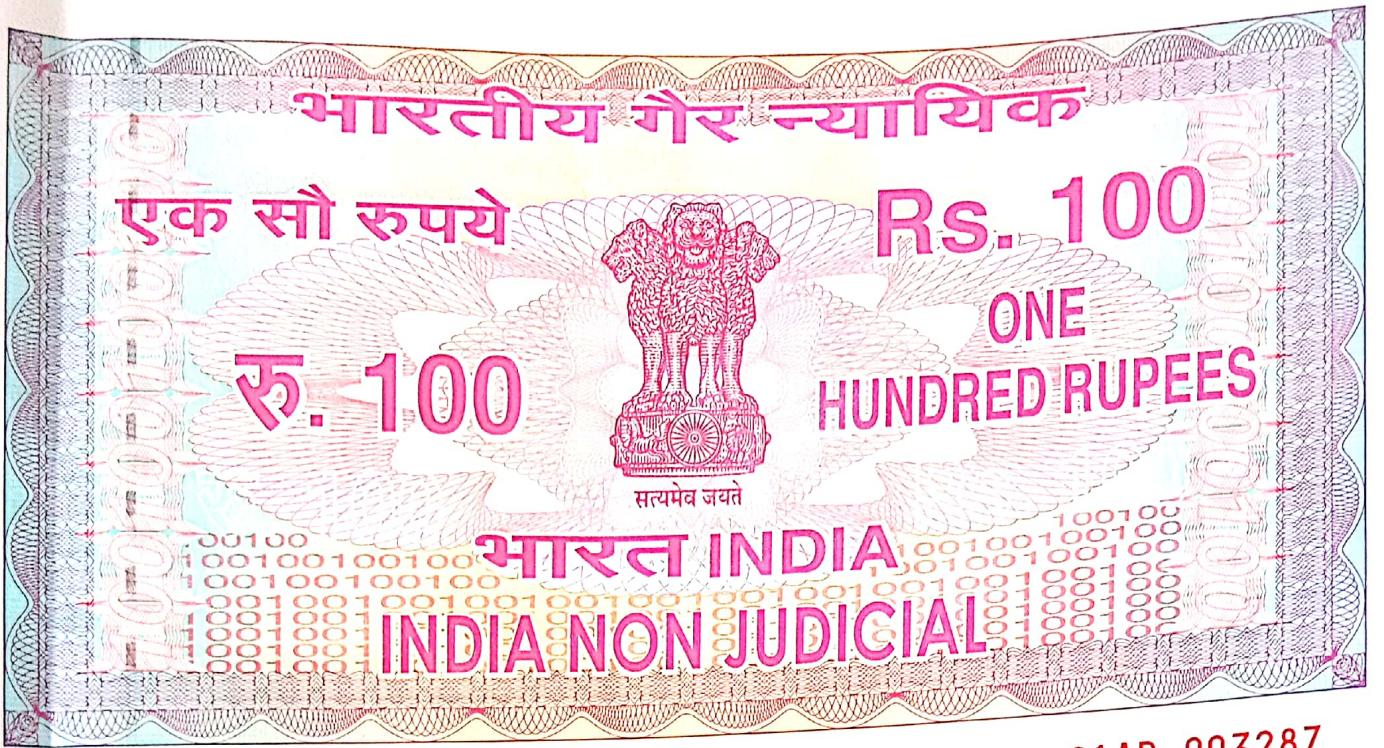




महाराष्ट्र MAHARASHTRA

2024

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

01AB 003287



20 JUN 2024

मुद्रांक लिपिक/उप-लेखापाल
कोषालार कार्यालय, वर्धा.

मुद्रांक शुल्क व
इस्त नोंदणी होणार आहे का ? होय/नाही
यनु क्रमांक 34039 दिनांक 25/6/2024
मुद्रांक विकत घेणाऱ्याचे नांव व सही
हस्ते असल्यास त्याचे नांव व पत्ता
सही
मुद्रांक प्रिन्टेड: आमदुत सेदु केंद्र तर्फे वैभव रा. पाणजे
परवाना नं. दिना 1/2004 नविन 4501009
जिल्हाधिकारी कार्यालय, वर्धा, महाराष्ट्र
मुद्रांक परीक्षित: माधव हि माधुने नापर करत आहे

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

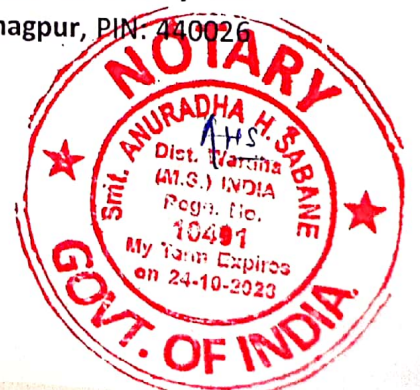
Affidavit cum Declaration of Mr./Ms. Mahesh Gulhane s/o Shankarrao Gulhane
promoter of the proposed project /duly authorized by the promoter of the proposed
project "Mahakali Greens" on Survey No. 17/1/9/2, Division-Nagpur, Mouza- Bhilgaon,
Taluka- Kamtee District- Nagpur, PIN: 440026, vide its/his/their authorization dated 25-06-
2024:

I, Mahesh Gulhane s/o Shankarrao Gulhane promoter of the proposed project / duly
authorized by the promoter of the proposed project "Mahakali Greens" on Survey No.
17/1/9/2, Division-Nagpur, Mouza- Bhilgaon , Taluka-Kamtee District-nagpur, PIN: 440026
do hereby solemnly declare, undertake and state as under:

NOTARIAL REG.

ENTRY NO. 6968

DATE 25/06/2024



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 **31-03-2027**.

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. S. 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 25 day June 2024

Deponent

M. S. Gulhane
Mahesh Gulhane



Attested

A. H. Sabane 25/06/2024
Smt. A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA

