



महाराष्ट्र MAHARASHTRA

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FORM 'B'

[See rule 3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTERS OR ANY PERSON AUTHORIZED BY
THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Sudhakar Vitthalrao Kohale, Gopal Jugalkishor Chandak and Chandrapal Hanumansingh Gaherwar**, Promoters of the proposed project "**Sai Nagri - 11**" situated on All That Piece and Parcel of the land bearing Khasra No. 20/2, City Survey No.1091/4, Patwari Halka No. 38, having an area of 7/12 extract mentioned area 1.60 Hectares, out of which area admeasuring 9703.32 sq. mtr. have been utilized for the project mentioned above, having Land Revenue Rs. 7.49 Yearly, held in Bhogatwar Class-1 Rights, Khate No. 2974, situated at Nagar Panchayat Besa-Mouza Pipla, in Tahsil - Nagpur (Rural) and District - Nagpur, 440034 duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 24/02/2025.

Sudhakar Kohale
Gopal Chandak
Chandrapal Gaherwar

१) दस्तावेज प्रकार/अनुच्छेद प्राणांक	(Ae)
२) दस्त नोंदणी करणार आहेत काय?	
३) नोंदणी होणार असल्यास मुख्य निबंधक कार्यालयाचे नाव पुढील निबंधक त्र	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	सुधामर विठ्ठलराव कोहळे
७) दुसऱ्या पक्षकाराचे नाव	समिद
८) हस्ते असल्यास त्याचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	५००८
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक	५१९१०/दिनांक
११) मुद्रांक विकत घेणाऱ्याची पत्ती	
<p>१२) पी. पी. ठाकरे (Signature) जिल्हा क्रिस्ता ला.क्र. १/८५ कोड क्र. ४६०१००४</p> <p>जिल्हाधिकारी परिसर त. कर्जत नगपूर (राह)</p>	

1 MAR 2025

NOT
PRAKASH
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I/We, **Sudhakar Vitthalrao Kohale, Gopal Jugalkishor Chandak and Chandrapal Hanumansingh Gaherwar**, promoters of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/We / promoters have / has a legal title to the land on which the development of the project is proposed and 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.
2. That the said land is free from all encumbrances.
3. That project shall be completed by me/promoter 31st March 2030.
4. That seventy per cent of the amounts realised 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 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 I /We / promoters 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 I/We / promoters shall take all the pending approvals on time, from the competent authorities.
9. That I/ We / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ We / promoters 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.



DEPONENT(S):

Sudhakar Kohale

PROMOTER

SUDHAKAR VITTHALRAO KOHALE

Gopal Chandak
PROMOTER

GOPAL JUGALKISHOR CHANDAK

Chandrapal Gaherwar
PROMOTER

CHANDRAPAL HANUMANSINGH GAHERWAR

Verification

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

Verified by us on this day of this 21 day of March, 2025.

DEPONENT(S):

Sudhakar V. Kohale

PROMOTER
SUDHAKAR VITTHALRAO KOHALE

Gopal Jugalkishor Chandak

PROMOTER
GOPAL JUGALKISHOR CHANDAK

Chandrapal Hanumansingh Gaherwar

PROMOTER
CHANDRAPAL HANUMANSINGH GAHERWAR

Sworn Solemnly affirmed
by Sudhakar V. Kohale + others
who is personally known
to me/ identified by
Selva
before me this the 21 MAR
day of 2025 at Nagpur

[Signature]

PRAKASH M. DURGE
NOTARY
GOVT. OF INDIA
NAGPUR (M.S)

21 MAR 2025

