

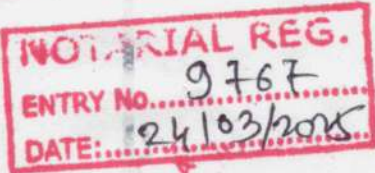


महाराष्ट्र MAHARASHTRA

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CZ 097985

20 MAR 2025



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. Subhash Shamla Mahule** Promoter of the proposed project "**Jagdamba Saraswati Nagri - 10**", situated ALL that Piece and Parcel of Agricultural Land bearing Kh. No. 25/1/A (Part), P.H. No. 12, area admeasuring 0.607 HR (6070.00 Sq. Mtrs.), out of which net plottable area admeasuring 3426.726 Sq.Mtrs. have been utilized for the project mentioned above, having, land revenue Rs. 12.64/- held in Occupant Class 1 rights at Mouza Lonara, Tahsil – Nagpur (Rural) and District Nagpur, 441111 duly authorized by the Sanction Authorities of the proposed



(vees)

१) कर्ता की प्रकृति / अनुमति प्राप्त

२) कर्ता नामों के तालिका आदेश काय?

३) नोटरी द्वारा अस्तित्व में रहने वाले विदेशी वस्तुनिष्ठ वस्तुनिष्ठ वस्तु निदेशक क्र.

४) निदेशक की प्रकृति

५) नोटरी द्वारा स्विकृत

६) मुद्रांक विकस घेराव्याचे नाव सुभाष माडुले

७) दुसऱ्या पक्षकाराचे नाव

८) हस्त अस्तित्व त्वाचे नाव व पत्ता वरुणी

९) मुद्रांक शुल्क रक्कम

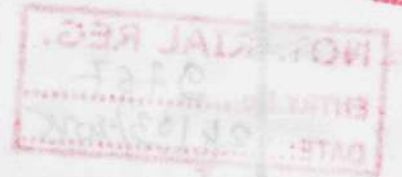
१०) मुद्रांक विक्री नोंद वही अनुक्रमिक ५२८९९

११) मुद्रांक विक्री घेराव्याची सही

५०००
२६/३/२०२५

पि.पी. ठाकरे

मुद्रांक विक्री क्र. १/८५ कोड क्र. ४६६६००४
जिल्हाधिकारी कार्यालय नागपूर (शहर)



project, vide Is/his/their authorization dated 13/01/2025.

I, **Subhash Shamlal Mahule** promoter 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 / promoter 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 on 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 / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Project was initiated in accordance with the provisions of the Act.

1. Subsequent to the completion of the proposed project, the promoter of the project shall submit a report to the Government of the State, containing details of the project, the progress of the project, the amount of the grant received, the amount of the grant expended, the amount of the grant remaining, and the amount of the grant repaid.

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10. That I / 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.

DEPONENT

Subhash Mahule

Subhash Mahule

Proprietor

PROMOTER

SUBHASH SHAMLAL MAHULE

Verification

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

Verified by us on this 24 day of March 2025.

DEPONENT

Subhash Mahule

Subhash Mahule

Proprietor

SUBHASH SHAMLAL MAHULE

PROMOTER



JRN / SOLEMNLY AFFIRMED
BY Above Deponent

WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 24th
DAY OF March 2025 AT NAGPUR

Archana S. Meshram
ARCHANA S. MESHARAM
NOTARY
NAGPUR DIST. (M.S.) INDIA



