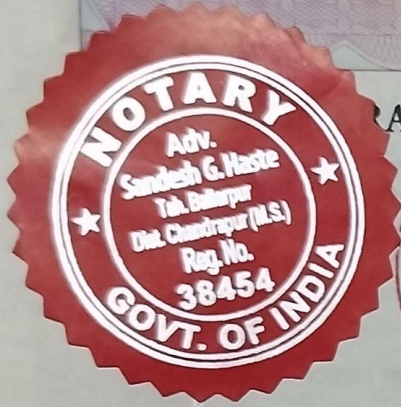
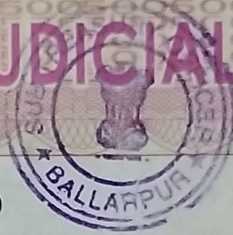




MAHARASHTRA

2024



CV 032587

- 3 JAN 2025

SUB TREASURY OFFICE
BALLARPUR

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Shri. Mahendra Ashok Khatri, Shri. Rajkumar D. Mulchandani, Shri. Premprakash P. Makode, Shri. Sunil K. Mulchandani; Smt. Aarti J. Mulchandani and Smt. Kajal S. Mulchandani; Partners of M/s. J K Builders & Developers being promoter of the proposed project NIKHIL PLANET.

We, Shri. Vitthal Shamrao Masatwar & Partners of M/s. J K Builders & Developers, owner of Land – Nikhil Planet do hereby solemnly declare, undertake and state as under:

1. That We the promoter have a Legal Title Report to the land on which the development of the project "Nikhil Planet" is carried on. 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 title of such land for development of the real estate project.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/ promoter from the date of Registration of the Project is 14.03.2026.
4. That seventy per cent of the amount to be realised hereinafter by us/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

J.K. Builders & Developers

Signature of Masatwar
Signature of Khatri
Signature of Rajkumar
Signature of Kajal
Signature of Aarti J. Mulchandani
Signature of Sunil K. Mulchandani
Partner

संज्ञित विवरण प्रतिपक्षीय प्रमाणित वापसप्राप्त ईमान्ता मुद्राकार उमटवाक

A2 दस्तावेज प्रकार अनुषंग क्रम २१५२५४

दस्त नोंदणी कर का कोष का?

नोंदणी जेवळ असावे असावे असावे असावे असावे असावे

मिळकटिचे उर्वर ००३

मोबदला रकम

मुद्रांक विवरण हे पत्राचे

दुसऱ्या पत्राकडे

हस्त असल्यास पत्राचे तसे व पत्राचे

मुद्रांक शुल्क रकम ५००/-

मुद्रांक विक्री नोंदणी अनुषंगिक ९१६ दिनांक ११-२-२५

मुद्रांक विकत घेणाऱ्याची सही

परवाना मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक-४८१३००५

मुद्रांक विक्रीचे ठिकाण व पत्ता- भास्कर डिप्टी म प्रेस, बल्लारपुर

N.R.S. No.
 ATTESTED BEFORE ME

Adv. Sandesh G. Haste
Advocate & Notary
Ballarpur, Dist. Chaudhary (M.D.)
Govt. of India Reg. No.-30464
Dt. 12.2.25 Pages 1

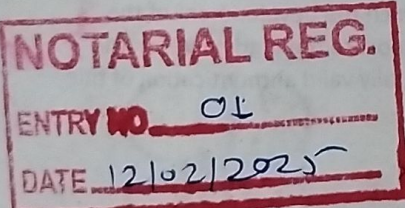
6. That We the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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. That we the Partner shall take all the pending approvals on time, from the competent authorities.

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

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



Verification

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

Verified by me at Ballarpur on this 11th day of February 2025.

शारदा भुवनेश्वरी Builders & Developers
Kajal
mmasate
Mhathi
Deponent

शारदा भुवनेश्वरी Builders & Developers
Kajal
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