भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◑ 2022 ◑

34AA 013241

09 JUN 2023

SEAL OF NOTARY
6
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG. No. 6386
GOVT. OF INDIA

NOTARIAL REG
ENTRY No. 19672
DATE 15/6/2023

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 **Shri Pravin S/o Panditrao Kachole And Shri Pankaj S/o Panditrao Kachole,** of the proposed New

(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे ....21.5....

प्रतिज्ञापत्रासाठीच कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता..... प्रविण काछोले नागपुर

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक/दिनाक..... २९०८ दि. १४/६/२३

मुद्रांक विकत घेणाऱ्याची सही/दिनांक.....

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांकतसेच मुद्रांक विक्रीचे ठिकाण

सौ. सविता एन. चांदूरकर
स्टॅम्प व्हेंडर,
लॉ. नं. २०/१९९२
दु.नि.क्र.५, नागपूर-शहर
कोड नं. ४६०१०३१
हिरा नगर, जरीपटका,
नागपूर-14



NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M
REG.N
GOV

project **"Hariom Nagar"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 12th June 2023;

Project Details: **"Hariom Nagar"** Situated at Survey No. 58/1, Mouza Masala, Tal & District Wardha Pin Code-442001.

We, Shri Pravin S/o Panditrao Kachole And Shri Pankaj S/o Panditrao Kachole (Promoter) of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

   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, there are no encumbrances including dues on the said project.

3. That, the Promoter undertakes to complete the project on or before **31-03-2024**.

4. **For New projects:-**

   That 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 Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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

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

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

P. P. Kachole

Shri Pravin S/o Panditrao Kachole
(Authorised Signatory and Promoter)
(Deponent)

P.P.Kachole

Shri Pankaj S/o Panditrao Kachole,
(Authorised Signatory and Promoter)
(Deponent)

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 on this day of **12th June 2023**.

P.P. Kachole

Shri Pravin S/o Panditrao Kachole
(Authorised Signatory and Promoter)
(Deponent)

P.P. Kachole

Shri Pankaj S/o Panditrao Kachole,
(Authorised Signatory and Promoter)
(Deponent)

NOTARY 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 15th
DAY OF June 2023 AT NAGPUR BY
SHRI / SMT./ Ku. Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. .....
ADVOCATE, NAGPUR.

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

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL