भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 75AA 854122

16 FEB 2024

NOTARIAL REG.
ENTRY NO. 5516
DATE 19/02/2024

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 **M/s KELZARE BUILDERS AND DEVELOPERS** through its Partner and Authorised Signatory **Shri. Manoj Kelzare** of the proposed New project **"Kelzare Layout"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 15th February 2024;

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn No 15840 My Term Expires on 06/12/2024 GOVT OF INDIA

For KELZARE BUILDERS AND DEVELOPERS

Partner

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक 21 प्रतिज्ञापत्र

२) दस्त नोंदणी करणार आहेत काय ? होय/नाही

३) नोंदणी [illegible] नाव दुय्यम निबंधक क्र.

४) मिळकतीचे वर्णन

५) मोबदला रक्कम केलझरे विरुद्ध ए.ई.ई. अल्पभूधारी

६) मुद्रांक किंमत ज्यांक 21, नागपूर

७) दुसऱ्या [illegible]

८) हस्ते अ[illegible] 32493 16 FEB 2024

९) मुद्रांक शुल्क

१०) मुद्रांक विक्री

११) मुद्रांक विक्रेता [illegible]

सरिता जैन

मुद्रांक विक्रेता ला.क्र. [illegible] कोड क्र. ४६०१०१५
मोतीबाग मार्ग, [illegible] बाजार, नागपूर-१

NOTA
Nagp
Regn.
158
GOVT.

Project Details: "Kelzare Layout " Situated at Plot Nos. 2,3,6,10 To 23 Survey No.54, Mouza Shankarpur, Wardha Road, Shankarpur Nagpur Gramin, Village Shankarpur, Taluka and District: Nagpur -441108.

We, M/s KELZARE BUILDERS AND DEVELOPERS (Promoter) through its Partner and Authorised Signatory **Shri. Manoj Kelzare** 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. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30/12/2024**.

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.

For KELZARE BUILDERS AND DEVELOPERS

Kelzare

Partner

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.

For KELZARE BUILDERS AND DEVELOPERS

Partner

MANOJ KELZARE

(Partner and Authorized Signatory)

(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 **19th February 2024**

For KELZARE BUILDERS AND DEVELOPERS

Partner

MANOJ KELZARE

(Partner and Authorized Signatory)

(Promoter)

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn No 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

Sworn before me on this ... day of Feb 20 24 at Nagpur by Shri/Smt. Ku Above deponent No. Nagpur who has been identified by Shri/Smt. ... Advocate Nagpur

19/2/2024

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

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