भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TH...

CS 523029

14 FEB 2025

Stamp Head Clerk/Jr. Clerk

...ARMAL RES...

ENTRY No. 1976

DATE: 17/2/2025

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 **K S Shreeya Infrastructure Pvt Ltd through its Director and Authorized Signatory Shri. Pravin Ratanlal Jain** of the proposed new project **"Mauli Nagar 09 Sector F"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 17th February 2025;

NOTARY ...JESH N. ...PRASAD DIST NAGPUR ...INDIA Regn. No. 7283 GOVT. OF INDIA

17 FEB 2025

१) मुद्रांक विक्री नोंद वही अनुक्रमांक व दिनांक 20346 /दिनांक

२) दस्ताचा प्रकार

३) दस्त नोंदणी करणार आहेत काय? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विक्रेत संबंधीत नाव व सही

६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

एम. ए. जोगीया

मुद्रांक विक्रेता. ला.क्र ७२/९२ कोड क्र ४६.१६४"
जिल्हाधिकारी परिसर, त. कायालय नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात उपरणे बंधनकारक आहे.

Project Details: **"Mauli Nagar 09 Sector F"** admeasuring **11215.39 Sq.Mtrs** situated at Khasra No. 88/2, P.H.No.42, Mouza -Jamtha, Taluka-Nagpur (Gramin) & District Nagpur-441108.

We, K S Shreeya Infrastructure Pvt Ltd through its Director and Authorized Signatory Shri. Pravin S/o Ratanlal Jain 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 **31/12/2025**.

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.

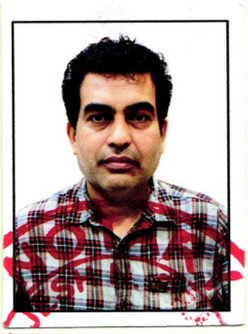


8. That, the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That, the promoter has 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.

KS SHREEYA INFRASTRUCTURE PVT. LTD.
Authorised Signatory



Shri. Pravin S/o Ratanlal Jain

(Director and Authorized Signatory)

K S Shreeya Infrastructure Pvt Ltd

(Deponent)

GOVT. OF INDIA

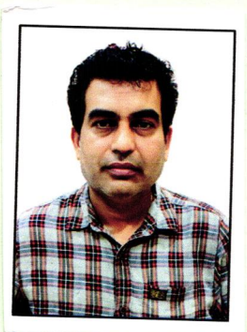
Verification

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 **17th February 2025**.

OTARY
SH N. F
OF INDIA

KS SHREEYA INFRASTRUCTURE PVT. LTD.
Authorised Signatory



Shri. Pravin S/o Ratanlal Jain

(Director and Authorized Signatory)

K S Shreeya Infrastructure Pvt Ltd

(Deponent)

SWORN/SOLEMNLY AFFIRMED BY P. R. Jain
WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY
BEFORE ME THIS THE 17
DAY OF Feb 2025
AT NAGPUR

NOTARY
DISTRICT NAGPUR MAHARASHTRA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED