



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
ZB 814931

NOTARIAL REG.

ENTRY NO. 1583

DATE 8/12/2024

26 NOV 2024

Stamp Head Clerk, Nagpur

FORM - B

DECLARATION, SUPPORT BY AN AFFIDAVIT, WHICH SHALL BE SIGNED THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s KASHINATH BUILDER AND LAND DEVELOPER through its promoter Mr. Kashinath Madhav Jabalpure, the project (namely "BAPU NAGARI" at Land bearing survey no. 81/1, Mauza: Besa, Tahsil : Nagpur (rural), District : Nagpur /duly authorized by the promoter of the project, vide its /his/their authorization dated (Current Date 8/12/2024);

I, Kashinath Madhav Jabalpure promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:



Kashinath Madhav Jabalpure
Proprietor

१) मुद्रांक विक्री नोंद वही अनु क्रमांक	२२२६४	दिनांक	26 NOV 2021
२) दस्ताचा प्रकार	याद		
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही		
४) मिळकतीचे थोडक्यात वर्णन			
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	अश्विनी विल्सन केड लेड डेव्हलपर्स		
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही	अश्विनी विल्सन		
७) दुसऱ्या पक्षकाराचे नाव			
८) मुद्रांक शुल्क रक्कम			

आर. के. कांबळे

मुद्रांक विक्रेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४
जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

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

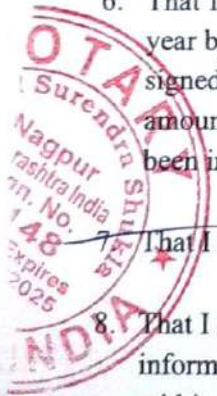


1. That I, the Promoter has a legal title Report to the land on which the development of the project is proposed

AND

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 project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; 31/12/2025
4. That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5
6. That I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / 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.

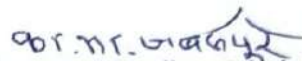


Proprietor
Shri. M. V. Vaidya

Sworn before me on this
day of 8/12/2021 at Nagpur by
Shri/Smt./Ku. M/s. Kashinath Builder
R/o. Nagpur who has been identified
by Shri/Smt. Adv. S. S. Shukla
Advocate, Nagpur.



9. That I / the promoter have / 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 allotment of any apartment, plot or building, as the case may be.

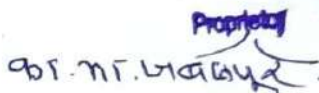

Mr. Kashinath Madhav Jabalpure
Deponent

Verification

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

Kashinath Builder and Land Developer

Verified by me at Nagpur on this 8/12/2021.


Mr. Kashinath Madhav Jabalpure
Deponent



ATTESTED


Sheetal Surendra Shukla
Advocate & Notary
401-B, Shyandri Apartment,
Opp. Osmania Hospital, Anant Nagar,
Nagpur-440013 (M.S.).

