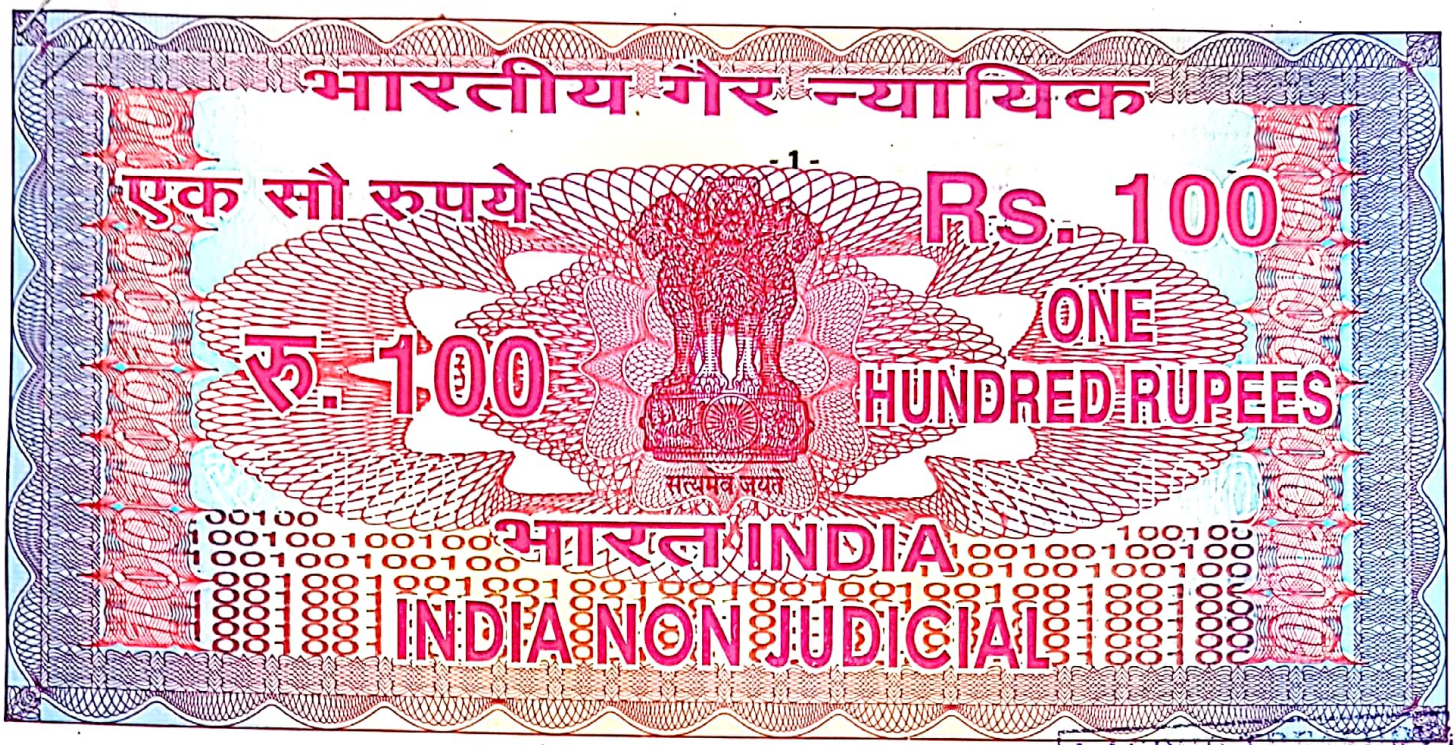

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
10AA 406232
22 NOV 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL Reg.
ENTRY No. 3352
Date 06/12/22

FORM - B

[SEE RULE 3 (6)]

AFFIDAVIT cum DECLARATION

I, **Sanjay Madhukarrao Mahakalkar**, Aged about 48 years, Occupation – Business (P.A. No. AEDPM9631E) [Aadhaar No. 3376 5555 1915], Resident of Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009 i.e. Promoter & Sole Proprietor of **Mahakalkar Construction**, a Sole Proprietorship Firm, having its Office at Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009 do hereby solemnly declare, undertake and state as under:-

1. That I have legal Title Report of the land on which the development of the project is proposed. I enclose the authenticated copy of the Title Verification & Search Report dated 24-06-2022 of **R. H. Agrawal** (Advocate), Nagpur.

NOTARY
AKHTAR S. ALI
Nagpur Tah.
Regd No. 15236
GOVT. OF INDIA

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2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is **31st Day** of **December, 2026**.

4. I further declare and undertake that 70% (Seventy) percent of the amount realised by me for 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.

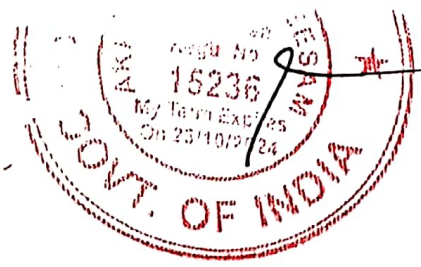
5. I further declare and undertake that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. I say and declare that I shall get the accounts audited within 6 (Six) months after the end of every financial year by a Chartered Accountant in practice and shall produce a Statement Of Accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. I say that I shall take all the pending approvals on time from the competent authorities.

8. I say and declare that I shall inform the Authority regarding all changes that may be occurred in the information furnished under Sub – Section (2) of Section 4 of the Act and under Rule 3 of these Rules within 7 (Seven) days time from the date of such occurring.

9. I say and declare that I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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10. I say and declare that I shall not discriminate against any Allottee at the time of allotting any Shop or Apartment as the case may be on any grounds.

Verification

I say and declare that contents of this **Affidavit** cum **Declaration** are true and correct and no material fact has been concealed by me therefrom.

Verified by me at **Nagpur** on this 06th **Day** of **December, 2022.**

For Mahakalkar Construction

Sanjay Madhukarrao Mahakalkar
(Promoter / Sole Proprietor)
(Deponent)

Nagpur
Date: 06 / 12 /2022

SEAL OF NOTARY AKHTAR S. ALI MEESAM DIST. NAGPUR (M.S.) REGD. NO. 15236 Exp. Date : 23 Oct. 2024 GOVT. OF INDIA

NOTARY AKHTAR S. ALI MEESAM Nagpur Tah. Regd. No. 15236 My Term Expires On 23/10/2024 GOVT. OF INDIA

SWORN / SOLEMNLY AFFIRMED BY S.M. Mahakalkar
WHO IS PERSONALLY/KNOWN TO ME/IDENTIFIED BY____
BEFORE ME THIS THE 06 DAY OF Dec, 22 AT NAGPUR
AKHTAR S. ALI MEESAM
NOTARY
NAGPUR DIST.(M.S.) INDIA

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