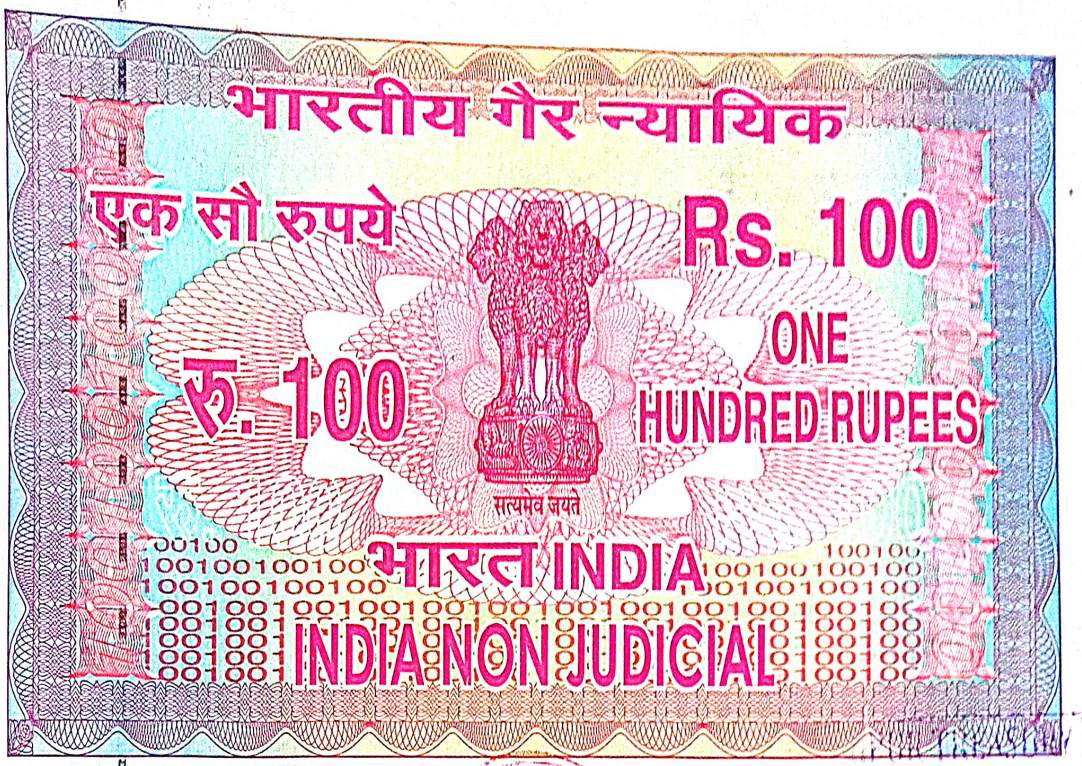


महाराष्ट्र MAHARASHTRA ○ 2022 ○

10AA 872977

25 NOV 2022

...a Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 14603
DATE 17/12/22

NOTARY GOVT. OF INDIA YOGENDRA S. JAMBHULKAR Nagpur Dist (M.S.) INDIA Regn. No. 8196

FORM 'B'

[See rule 3(4)]

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 Mr **GULAB TULSHIRAM WANJARI** duly authorized by the promoter of the Proposed "**KRUTANJALI APARTMENTS**" of M/s **M. G. Associates** / duly, vide its/his/their authorization dated 17/12/2022

I, **GULAB TULSHIRAM WANJARI** duly authorized by the promoter of the proposed "**KRUTANJALI APARTMENTS**" project do hereby solemnly declare, undertake and state as under:

That We Promoters have/has a legal title to the land on which the development of the proposed 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. Details of Encumbrances on Land are as under:
There are no any encumbrances on land.

3. That the time period within which the project shall be completed by me/promoter is 30/09/2025.

4. That seventy per cent of the amounts realised 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I/ promoter shall get the accounts audited within 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoters shall take all the pending approvals on time, from the competent authorities.

9. That I / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

MG REAL ESTATE
Proprietor
Promoter

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 Nagpur on this 17th day of December 2022.

MG REAL ESTATE
Proprietor
Promoter

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SWORN BEFORE ME ON THIS 17
DAY OF Dec 20 22 AT NAGPUR BY
SHRI/SMT./KU. [illegible]
R/O. [illegible] WHO HAS BEEN IDENTIFIED
BY SHRI SMT. [illegible]
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA