भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

34AA 257536

24 MAR 2023

NOTARIAL REG.
ENTRY NO. 8440
DATE 6:4:2023

NOTARY GOVT. OF INDIA Sadashiv Meshram. Nagpur, Maharashtra Regd. No. 8242 Exp. on 0-7-2024

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 **Shri Nilesh S/o Rameshchandra Rathi (Promoter & Authorised Signatory)** of the proposed New project **"Krishna Kunj"**, duly authorized by the Promoters of the Proposed New Project,

Project Details: **"Krishna Kunj"** Situated at Plot No.25, Civil Station Expansion Scheme, Sheet No. (39) 17/II, Nit Kh No. 79-80, CTS No.205, Mouza Lendra Village Nagpur TAH & District Nagpur 440010.

१)मुद्रांक विक्री नोंदवही अनु.क्र. 4886 दि. 27/12/2023

२)दस्ताचा प्रकार..... मुखत्यार

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन ..... तिसरा पक्ष

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....

६)हस्ते असल्यास त्याचे नाव व पत्ता .....

७)दुसऱ्या पक्षकारांचे नाव .....

८)मुद्रांक शुल्क रक्कम.....

सी.एस. नारनवरे रेटेम्प वेन्डर
लाय नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

NOTARIAL REG.

Sadashiv Meshram Nagpur Maharashtra India Regn. No 8240 Exp.Dt. 2-2024

I, Shri Nilesh S/o Rameshchandra Rathi Promoter & Authorised Signatory 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 **30-06-2026**.

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 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.

Shri Nilesh S/o Rameshchandra Rathi

Promoter and Authorised Signatory

(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 **6th April, 2023**

Shri Nilesh S/o Rameshchandra Rathi

Promoter and Authorised Signatory

(Deponent)

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 0- 12-2024 GOVT. OF INDIA

...before me on this 6th ... April 2023 ... at Nagpur ... Shri/Smt./Ku. ... above ... deponent ... R/o Nagpur ... who has been identified ... by Shri/Smt. ... Advocate, Nagpur

6.4.2023

NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M.S.) India

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