



महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
33AA 618105

14 FEB 2023

NOTARIAL REG.

ENTRY No. 8109

DATE: 13/4/2023

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 MAULI INFRA through Partner MR. ASHWIN SIDDHARTH VAIRAGADE of the proposed project/ Mauli Nagar-18 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, MAULI INFRA through Partner MR. ASHWIN SIDDHARTH VAIRAGADE of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

I Have/has a legal title Report 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.



मुद्रांक विक्रेता नांव वही अनुक्रम क्र. 53202 / दिनांक 21 FEB 2023

६) दस्तावेजा प्रकार MAULI INFRA
७) दस्तावेजा विवरण करणार आहेत काय? सोय/सही
८) विक्रेत्याचे अधिकृत ज्ञान
९) मुद्रांक विक्रेता पेशाव्याचे नाव व सही
१०) हस्तांतराव्यास त्याचे नाव, बत्ता व सही
११) दुसऱ्या पक्षाकराचे नाव
१२) मुद्रांक शुल्क रक्कम

ए. ए. जीर्गीया मुद्रांक विक्रेता, ला.क्र. १२/१२ कोड क्र. ४६.१०४४
जिल्हाधिकारी परिसर, त. कायातघ-नीमपूर। जिल्हा

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

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

OR

That the details of encumbrances NIL including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; Proposed Completion Date (31 / 12 / 2024)

4. (a) For new projects:

That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Act.

(i) That seventy per cent 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.

OR

(ii) 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 amounts 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 utilized 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.
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 I/the promoter shall not discriminate against any allot tee at the time of allotment of any apartment, plot or building, as the case may be.



MR. ASHWIN SIDDHARTH VAIRAGADE
Deponent



LIBRARY
OF THE
U.S. DEPT. OF
AGRICULTURE

Verification

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

Verified by me at Nagpur on this 13th day of APRIL 2023 .



MR. ASHWIN SIDDHARTH VAIRAGADE

Deponent



SWORN / SOLEMNLY AFFIRMED
BY above deponent
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY

BEFORE ME THIS THE 13
DAY OF April 2023
AT NAGPUR

NOTARY
NAGPUR DIST. (M.S.)

