भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
48AA 828235
31 OCT 2023
Stamp Head Check / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 30559
DATE 16/11/2023

FORM B

[Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. **RAJU PRALHADRAO KALBANDE** promoter of the proposed project / duly **KRUPA INFRAPROJECT & SERVICES** authorized by the promoter of the proposed project, vide its/his/their authorization dated ;

I, RAJU PRALHADRAO KALBANDE , promoter of **KRUPA INFRAPROJECT & SERVICES** duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under :

1. That I, **RAJU PRALHADRAO KALBANDE** have / has a legal title Report to the land on which the development of the project is proposed

   OR

   ..... 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.

NOTARY
MAHAYA R. MAHAJAN
Regn. No. 8012
My Term Expires on 07/06/2025
GOVT. OF INDIA

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

१ मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक 962 दि 19/1/2023

२. मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही वासु उत्तमराव काळमेघ

3 परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता वि.आर.आदमने ला.नं. B/02, परवाना नं. 4601021 महाल, नागपूर.

शासकीय कार्यालय/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन परिपत्रक वित्त वि.दि. ०३/०७/२००४ नुसार)

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

NO CHHAYA Dist M.S Reg & O My Term on 07/04 GOVT. OF

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

   OR

   That details of encumbrances ..... including dues and litigations, details of any right, title, interest or name of any party in or over such land, along with details.

3. That the project shall be completed by me/promoter is **20/08/2026**.in the stipulated time as mentioned in the registration of project;

4. a) For new project :

   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.

   OR

   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, **RAJU PRALHADRAO KALBANDE**, promoter of **KRUPA INFRAPROJECT & SERVICES**, shall take all the pending approvals on time from the competent authorities.

8. That I, **RAJU PRALHADRAO KALBANDE** , promoter of **KRUPA INFRAPROJECT & SERVICES** , 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, **RAJU PRALHADRAO KALBANDE** , promoter of **KRUPA INFRAPROJECT & SERVICES** have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I, **RAJU PRALHADRAO KALBANDE** , promoter of **KRUPA INFRAPROJECT & SERVICES** , shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

Kalbande

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 ..NAGPUR..... on this .....16..... day of November 2023 .

Kalbande

Deponent

Raju Pralhadrao Kalbande
Promoter/Proprietor- Krupa Infraproject & Services
Project- GURUKUNJ

Sworn, before me on this 16th day of NOV 2023 at Nagpur by Shri/Smt/Ku. Raju Kalbande C/o Nagpur who has been indentify by Shri/Smt. self Advocate, Nagpur.

dkjiyade

NOTARY
Chhaya Rajaram Manikar
Govt. of India
(M.S.) INDIA
(Advocate & Notary)
Plot No. 46, Shyam Nagar,
Bhagwan Nagar Road, Infront of
Bank of Maharashtra, Nagpur