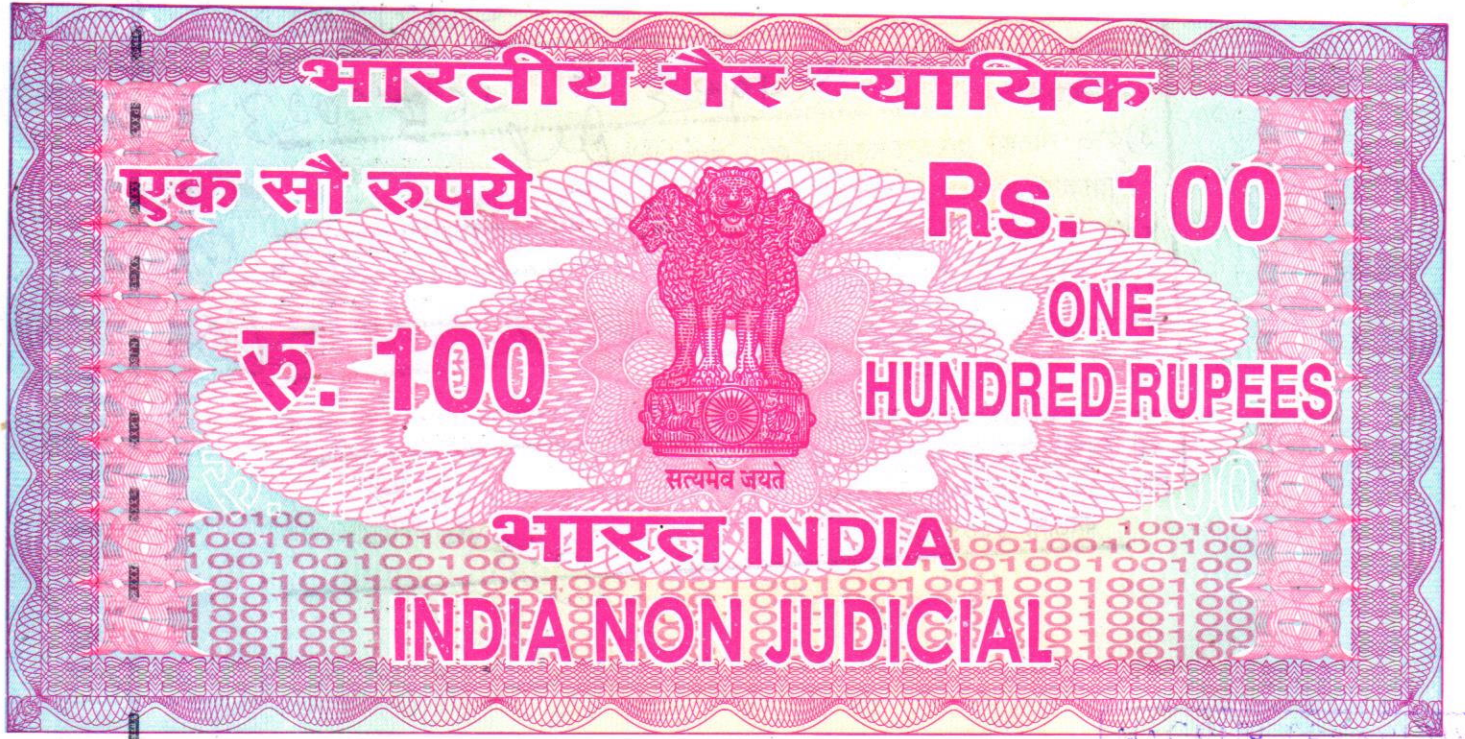


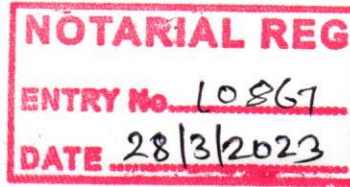


महाराष्ट्र MAHARASHTRA

2022

34AA 257341

24 MAR 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**

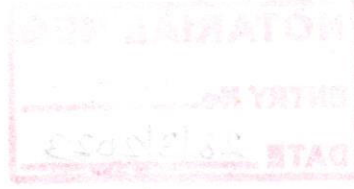
Affidavit cum Declaration

Affidavit cum Declaration of **Shri Chandrashekhar S/o Baburao Kale** (Promoter and Authorised Signatory) of the proposed New project "**Mahalaxmi Nagar**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter;

Project Details: "**Mahalaxmi Nagar**" Situated at KH No. 129/1 & 129/3 Village Sawangi (Tomar) Tal Kalmeshwar & District Nagpur Pin Code-441501

- 26/3/2023
84923 दि 26/3/2023
- १) मुद्रांक विक्री नाववत अनुक्र.
 - २) दस्ताचा प्रकार.
 - ३) दस्त नोंदणी करणार आहात का? होय/नाही.
 - ४) मुद्रांकाचे थोडक्यात वर्णन
 - ५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता वडशीकर बा. काळे
 - ६) हस्ते असल्यास त्याचे नाव व पत्ता बा. काळे
 - ७) दुसऱ्या पक्षकाराचे नाव बा. काळे
 - ८) मुद्रांक शुल्क स्विकृत

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



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 31-12-2025.

4. (a) For New projects:-

5.

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.

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

That seventy per cent of the amounts to be realised hereinafter by 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.

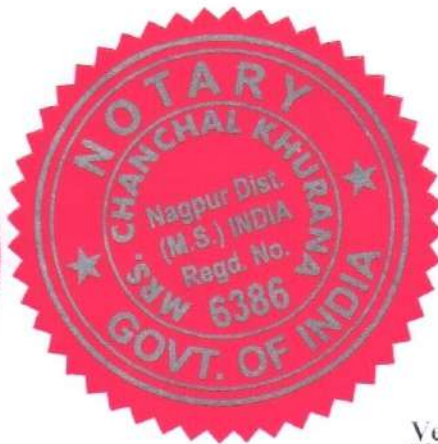
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

7. 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.

8. That, the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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 Chandrashekhar S/o Baburao Kale

(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.

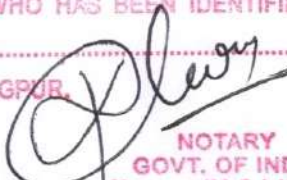
Verified by me at on this day of 28th March 2023.

SWORN BEFORE ME ON THIS 28th
DAY OF March 2023 AT NAGPUR BY
SHRI / SMT. / KU. Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. [Signature]
ADVOCATE, NAGPUR.


Shri Chandrashekhar S/o Baburao Kale

(Promoter and Authorised Signatory)

(Deponent)


NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA