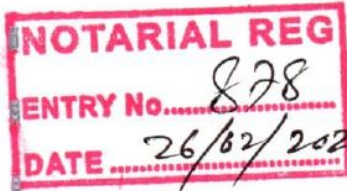




महाराष्ट्र MAHARASHTRA

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 **KIRTISAGAR REALTY PRIVATE LIMITED**
through its Director and Authorized Signatory **Shri. PRAVIN NATTHUJI**
RAHATE, promoter of the proposed New project "**MAULI TOWN -31**", duly
authorized by the Promoters of the Proposed New Project, vide its
authorization letter Dated 21st FEBRUARY 2025;



१) मुद्रांक विक्री नार वती ४७५०२ / विभाक
२) दस्तावा प्रकार
३) दस्त भौतणी करणार आहेत काय? होय/नही
४) मिल्करीचे थाडल्यात वर्णन
५) मुद्रांक विक्रीत घेण्याचे नाव व सही डि. रिमाल रिखुलीली या. म.
६) हस्ते असल्यास त्याचे नाव, पत्ता व सही
७) दुसऱ्या पक्षकाराचे नाव
८) मुद्रांक शुल्क रक्कम ५०

29 JAN 2025



एम. ए. जोशीया

मुद्रांक विक्रेता, ला.क्र. ०२/९२ कोड क्र. ४६१९०४१
जिल्हाधिकारी परिसर, त. कार्यालय नागपूर / सहार

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



Project Details : **"MAULI TOWN-31 "** admeasuring 9678.86 Sq.Mtrs. Situated at Khasra No. 31, Mouza -BOTHALI, PH NO.74/A, Village : BOTHALI , Taluka- Nagpur (Rural) & District, Nagpur-441108.

We, KIRTISAGAR REALTY PRIVATE LIMITED through its Director and Authorized Signatory Shri. PRAVIN NATTHUJI RAHATE, promoter 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 **31/12/2028.**

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. PRAVIN NATTHUJI RAHATE
Director/ Authorized Signatory
KIRTISAGAR REALTY PRIVATE LIMITED
(Deponent)



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 on this day of **21st FEBRUARY 2025**.



ATTESTED

Signature of Mohd Shakir A. Ghaffar

MOHD SHAKIR A. GHAFFAR
NOTARY
NAGPUR DIST. (M.S.) INDIA



SHRI. PRAVIN NATTHUJI RAHATE
Director/ Authorized Signatory
KIRTISAGAR REALTY PRIVATE LIMITED
(Deponent)

