



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
98AA 521362



8 APR 2024

Stamp Head Clerk / Sr. Clerk

AFFIDAVIT



१) मुद्रांक विहीन नाव वही अनुक्रमांक 3113	दिनांक 30/4/2024
२) वस्तुचा प्रकार	घर
३) वस्तु नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे धोरण	
५) मुद्रांक विकत देणाऱ्याचे नाव व सही	रमेश क. रमेश
६) हस्ते असल्यास त्याचे नाव, पत्ता व सही	नाम न सोपविले
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	

अ. के. कांबळे

मुद्रांक दिकेता, ला.क्र.९०/१९९२, कोड क्र. ४६०१०४४
जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

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



FORM 'B'
[See rule 3(6)]
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of ,1) Smt. Neelima Chandrashekhar Shegaonkar, 2)Shri. Ajit Chandrashekhar Shegaonkar,3)Smt. Vibha Sharad Deshmukh,4) Mrs. Swati Parag Nickkawade,5)Smt. Sharda Arun Lahoti,6)Dr. Satish Arun Lahoti,7)Shri. Wasudeo Bhaskarrao Pitale, 8)Shri. Jayant Vasant Karkhanis ,9)Mrs. Madhavu jayant Karkhanis, 10) Smt. Pratibha Jayant Sahasrabuddhe, 11) Shri. Satchit Jayant Sahasrabuddhe, 12)Shri. Swanand Jayant Sahasrabuddhe owners of old building named KALYANI SAMADHAN hereinafter termed as Deponents have authorized M/s Raghukul Constructions Private Limited through Director Shri. Dilip Raghunath Bharade vide registered power of attorney dated 06/02/2024.

We, promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. That We have a legal title Report to the land on which the development of the project is proposed AND

A legally valid authorized 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 named "KALYANI SAMADHAN " is enclosed herewith.

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

3. That the time period within which the project shall be completed by us/promoter from the date of registration of project 15/04/2030.

4. For new project on the date of commencement of the Act, That seventy per cent of the amounts realized by us/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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That we 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 we the promoter shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be



[Handwritten signature]

Constituted Attorney For Deponents

1) Smt. Neelima Chandrashekhar Shegaonkar, 2)Shri. Ajit Chandrashekhar Shegaonkar,3)Smt. Vibha Sharad Deshmukh,4) Mrs. Swati Parag Nickkawade,5)Smt. Sharda Arun Lahoti,6)Dr. Satish Arun Lahoti,7)Shri. Wasudeo Bhaskarrao Pitale, 8)Shri. Jayant Vasant Karkhanis ,9)Mrs. Madhavu jayant Karkhanis, 10) Smt. Pratibha Jayant Sahasrabuddhe, 11) Shri. Satchit Jayant Sahasrabuddhe, 12)Shri. Swanand Jayant Sahasrabuddhe

All Acting Through their duly constituted Attorney Shri. Dilip Raghunath Bharade

Verification

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

Verified by me at on this 2nd day of May .2024.

[Signature]

DEPONENTS

1) Smt. Neelima Chandrashekhar Shegaonkar, 2) Shri. Ajit Chandrashekhar Shegaonkar, 3) Smt. Vibha Sharad Deshmukh, 4) Mrs. Swati Parag Nickkawade, 5) Smt. Sharda Arun Lahoti, 6) Dr. Satish Arun Lahoti, 7) Shri. Wasudeo Bhaskarrao Pitale, 8) Shri. Jayant Vasant Karkhanis, 9) Mrs. Madhavu Jayant Karkhanis, 10) Smt. Pratibha Jayant Sahasrabuddhe, 11) Shri. Satchit Jayant Sahasrabuddhe, 12) Shri. Swanand Jayant Sahasrabuddhe

All Acting Through their duly constituted Attorney Shri. Dilip Raghunath Bharade



SWORN BEFORE ME ON THIS 2nd May 2024 AT NAGPUR BY
SHRI / SMT. / KU. Dilip. R. Bharade
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. [Signature]
ADVOCATE, NAGPUR.

[Signature]
MR. S. R. MATTA
Advocate & Notary
918-B, Clarke Town, Nagpur-14

