



महाराष्ट्र MAHARASHTRA

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(FORM B)



**AFFIDAVIT CUM DECLARATION**

Affidavit cum declaration of M/S KIRTISAGAR REALTY, Developer of the Proposed project Through its Promoter/Partner ASHWIN SIDDHARTH VAIRAGADE duly authorized partner of the proposed project.

I, ASHWIN SIDDHARTH VAIRAGADE, the promoter of M/S KIRTISAGAR REALTY, Promoter of the Proposed project named and styled as "MAULI TOWN-21", situated at Mouza – Mohgaon, Khasra/Survey No. 40/1/2 (PART), 41(PART), 42/2, 42/3, 51/1 (PART), 52/2, 53/1 (PART), 54 (PART), P.H.NO.74, Tahsil-Nagpur (Rural), Dist-Nagpur – 441108, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :



E 2 JAN 2024

... न्यायालयीन ... अंश संख्या ११११११

१) पक्षीय पक्षी ... **११११११**

२) वस्तु ... का ... का ... हाथ ...

३) विक्रेता ... का ...

४) मुद्रांक विक्रेता ... का ... **M/S KUNTIKAR REALTY**

५) हस्ताक्षर ... का ... **102**

६) ... का ...

७) ... का ...

८) ... का ...

मुद्रांक विक्रेता ला.क ०९/२०१८  
कोड क ४६०९९३०  
जिल्हा व सत्र न्यायालय ...

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**NOTARY**  
KIRAN U. WADYANI  
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1. That promoter has a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration is 31/12/2027.
4. That seventy per cent of the amounts to be realized 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
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 utilized 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.



(ASHWIN SIDDHARTH VAIRAGADE)

DEPONENT



NOT  
KIRANU  
DIE  
GOV

Three faint red circular stamps, likely official seals or signatures, arranged horizontally.

KIRITISAGAR  
NAGRUR  
YITIA  
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**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 2<sup>nd</sup> day of January, 2024.



**(ASHWIN SIDDHARTH VAIRAGADE)**  
DEPONENT



SWORN / SOLEMNLY AFFIRMED  
BY Dependent  
WHO IS PERSONALLY KNOWN  
TO ME IDENTIFIED BY Self  
BEFORE ME THIS THE Jan  
DAY OF 02/01/2024  
AT NAGPUR.

**KIRAN U. WADYALKAR**  
NOTARY  
THL DIST. NAGPUR (M.S.) INDIA

