



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
DD 193904

06 MAY 2025



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 **Mangala Kashinathji Dhage**, Proprietor of my Proprietorship Concern Mangal Kashi Infra Promoter of the proposed project "**Kaavya Heights**", situated on all that Piece and parcel of Land Bearing All that Piece and parcel of Land bearing **Plot No. 1A & 1B, Kh. No. 20/4, Ph No 38**, including all other easementary rights appurtenant and belonging thereto out of the sanction layout each admeasuring 1109.98 Sq.Mtrs, thus total area admeasuring of 2,219.96 Sq.Mtrs, out of which area admeasuring 2,213.520 Sq Mtr has been utilized for the project mentioned above situated at Mouza - Beltarodi, in Tahsil -Nagpur (Rural) and District-Nagpur - 440034, duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 02/05/2025.

4) मुद्रांक विक्री नोंदवही अनु क्रमांक 2823
 २) दिनांक: ०८-०५-२०२३
 ३) दस्तावेजाचा प्रकार: M.B. Return
 ४) दस्त नोंदणी करणारा आहेत का? होय/नाही
 ५) मिळकतीचे थोडक्यात वर्णन-
 ६) मुद्रांक विकत घेणाऱ्याचे नाव व सही मंगल
 ७) हस्त असल्यास त्यांचे नाव व सही मोहोदय मंगल
 ८) दुसऱ्या पक्षकाराचे नाव
 ९) मुद्रांक शुल्क रक्कम ६००/-
 १०) दिनांक: ०८-०५-२०२३

युबोध एस. डेंगरे
ज्युडिशियल नॉन ज्युडिशियल
स्टॅम्प वेंडर ला. नं. 7/96,
तहसिल कार्यालय, नागपूर
कोड नं.: 460105

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 $m \cos \theta$
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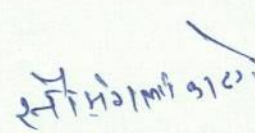
She
08 may 15



Mangala Kashinathji Dhage, Proprietor of my Proprietorship Concern Mangal Kashi Infra promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 the said land is free from all encumbrances.
 3. That project shall be completed by me/promoter on 31st May 2030.
 4. That seventy per cent of the amounts realised 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.
 5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
 6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
 9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

DEPONENT


MANGALA KASHINATHJI DHAGE,

PROPRIETOR OF PROPRIETORSHIP CONCERN MANGAL KASHI INFRA

Verification

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

Verified by us on this 8 day of MAY 2025.

DEPONENT

M. Kashinathji Dhage

MANGALA KASHINATHJI DHAGE,

PROPRIETOR OF PROPRIETORSHIP CONCERN MANGAL KASHI INFRA

Sworn Solemnly affirmed
by Mangala K. Dhage
who is ~~personally known~~
~~to me/ Identified by~~

Self

before me this the 8 May
day of 2025 at Nagpur

Prakash M. Durge

PRAKASH M. DURGE
NOTARY
Govt. of India
Nagpur (M.S.)

- 8 MAY 2025

