

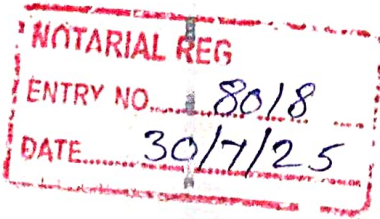


महाराष्ट्र MAHARASHTRA

© 2024 ©

CY 622232

25 JUL 2025



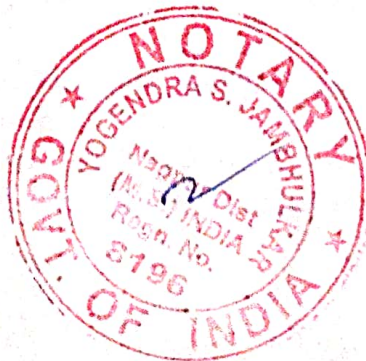
FORM 'B'


[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 **KIRTISAGAR REALTY PRIVATE LIMITED** through its Director and Authorized Signatory **Shri. PRAVIN NATTHUJI RAHATE**, promoter of the proposed New project "**MAULI TOWN-33**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 30th July 2025.



१. मुद्रांक क्रमांक	२५०६	२९/६/२०२५	
२. कारणाचा प्रकार	१२१२		
३. घटना घडविली करणारा व्यक्तीचा नाव?			
४. घडविल्यावेळी वेळ/वकता/वर्ग			
५. मुद्रांक विभाग घेण्याच्या वेळी याच व सही	किती शाखा १२ भागांमध्ये		
६. हा ते असल्यास त्याच नाव, पत्ता व सही			
७. दुसऱ्या पक्षाचा नाव	५१० मि.		
८. मुद्रांक शुल्क रक्कम	५००		
९. मुद्रांक विक्रेता, ता.क्र. १/१९९६, कोड क्र. ४६०१०४३	मि. २९/२५		
१०. निदेशाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)			

११. कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करण्यापासून ६ महिन्यांत दापरणे बंधनकारक आहे.

NOTES



Project Details : **"MAULI TOWN-33"** admeasuring 9443.24 sq.mtrs, Situated at Khasra No. 27/1, Mouje-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 **31/12/2029**.

4. **For New projects:-**

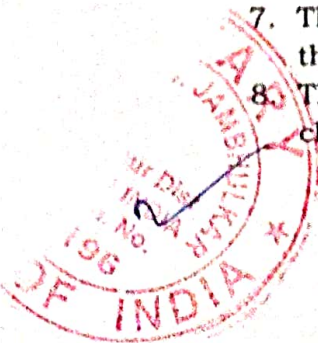
That seventy per cent of the amounts realised by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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-



THE SECRETARY OF THE ARMY

WASHINGTON, D. C.

1918

TO THE SECRETARY OF THE ARMY

FROM THE SECRETARY OF THE ARMY

1918

TO THE SECRETARY OF THE ARMY

FROM THE SECRETARY OF THE ARMY

1918

TO THE SECRETARY OF THE ARMY

FROM THE SECRETARY OF THE ARMY



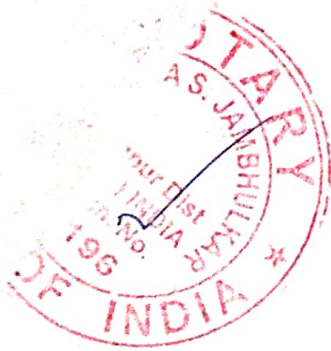
section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring

9. That, the promoter has 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 and Authorized Signatory)
KIRTISAGAR REALTY PRIVATE
LIMITED
(Deponent)



Handwritten text, likely bleed-through from the reverse side of the page.

Handwritten text, likely bleed-through from the reverse side of the page.

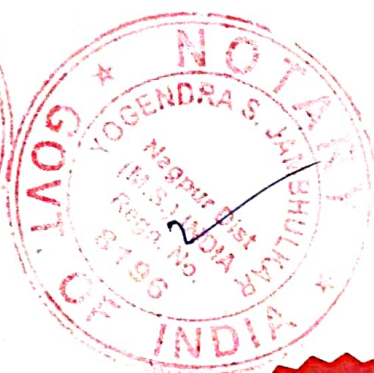
Handwritten text, likely bleed-through from the reverse side of the page.



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 30th July 2025.



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



SWORN BEFORE ME ON THIS 30th
DAY OF July 2025 AT NAGPUR BY
SHR/VSMT/KU as above
R/O WHO HAS BEEN IDENTIFIED
BY SHRI SMT.
ADVOCATE, NAGPUR

41084
NOTARY
GOVT. OF INDIA
NAGPUR DIST (M.S.) INDIA