भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ CY 622232

25 JUL 2025

NOTARIAL REG
ENTRY NO. 8018
DATE 30/7/25

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.

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

१) [illegible] क्रमांक १५०६ दिनांक २९/६/२०२५

२) [illegible] १२१२

३) दस्त पोटली [illegible]

४) [illegible]

५) मुद्रांक विक्रेत्याचे नाव व सही: केशिनागर रियालिटी प्रा० लि.

६) [illegible] नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम ५००

श्रीमती रत्नमाला कावरे

मुद्रांक विक्रेता, ला.क्र. १/१९९६, कोड क्र. ४६०१०४३
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

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

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-

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.

KIRTISAGAR REALTY PVT. LTD.

Shri. PRAVIN NATTHUJI RAHATE
(Director and 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 therefrom.

Verified by me at on this day of **30th July 2025**.

KIRTI SAGAR REALTY PVT. LTD.

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

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) India Reg. No. 8196 GOVT. OF INDIA

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

410 824

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