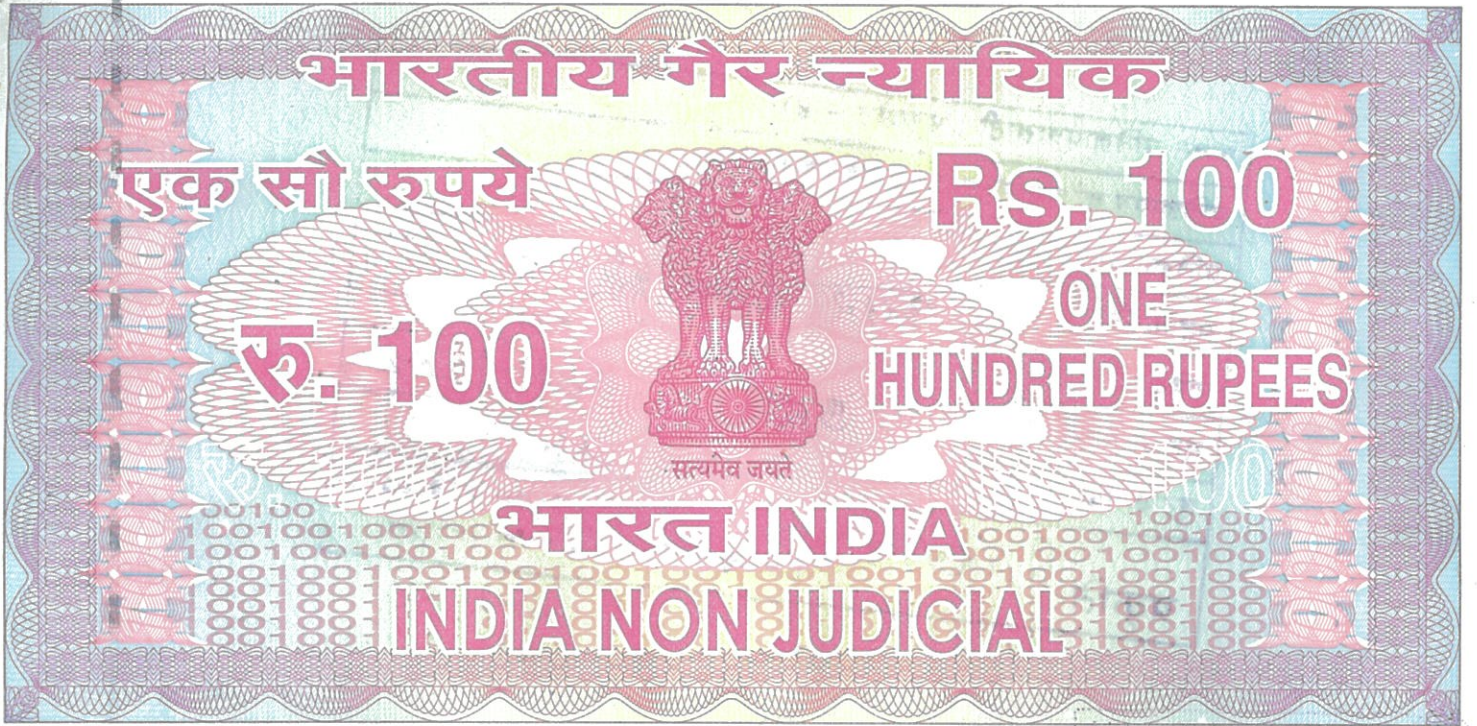
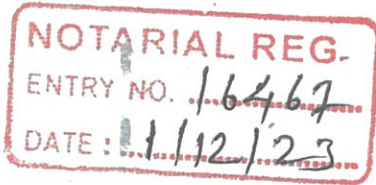




महाराष्ट्र MAHARASHTRA

2022



FORM - B

M/s. Kesar India Limited

[See rule 3(6)]

55AA 272909

21 NOV 2023

Stamp Notary Public / Notary Public

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER

AFFIDAVIT CUM DECLARATION

M/s. Kesar India Limited; having their registered Office: F-101, Jagat Plaza, Law  
College Sq. Amrawati Road, Nagpur - 440010, the Promoter of the proposed Real  
Estate Project ("the Promoter") to hereby solemnly declare, undertake and state as  
under:

  
Kesar India Limited

Authorised Signatory

|                                      |            |
|--------------------------------------|------------|
| फक्त प्रतिज्ञापनासाठी (अनुच्छेद - ४) |            |
| प्रतिज्ञापत्र कोणाकडे सादर करावयाचे  | अ          |
| प्रतिज्ञापत्रासाठीचे कारण            |            |
| मुद्रांक दिनांक                      | २२/११/२०२३ |
| रहिवाशी                              | नाम        |
| मुद्रांक क्रमांक                     | ३२९६       |
| मुद्रांक विभाग                       | ३२९६       |
| प्रकृति                              | ३२९६       |



M/s. Kesar India Limited, are authorized to execute the present affidavit cum declaration vide authorization dated 24<sup>th</sup> November 2023.

The entire project is known as "**KESAR GOLD**". The said project is of single building for a proposed 120 habitable plots, having a total of 120 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

**AND**

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 27-11-2023 issued by M/s. Qubbawala & Co., Adv. M.G. Qubbawala
3. That the time period within which the Real Estate Project shall be completed by the promoter is 31<sup>st</sup> May 2026 and the same is disclosed on the RERA Website.
4. That entire of the amounts to be realized hereinafter by the promoter for the said 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")
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.

**Kesar India Limited**



Authorised Signatory

9. That the promoter have / 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

Kesar India Limited

  
Authorized Signatory

M/s. Kesar India Limited  
Authorized Signatory

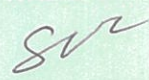
### Verification

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 1<sup>st</sup> December 2023

Deponent

Kesar India Limited

  
Authorized Signatory

M/s. Kesar India Limited  
Authorized Signatory



WITNESSED BEFORE ME ON THIS 1  
DAY OF 12 2023 AT NAGPUR BY  
SHRI/SMT./KU. as above  
R/O. NAGPUR, WHO HAS BEEN IDENTIFIED  
BY SHRI/SM<sup>r</sup> P. Mohod  
ADVOCATE NAGPUR.

RAKESH N. MOHOD  
NOTARY  
NAGPUR DIST. (M.S.) INDIA

