



महाराष्ट्र MAHARASHTRA

2023



FORM 'B'

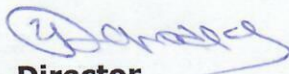
[See Rule 3(6)]

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 **Nanis Buildcon Private Limited** through its Director and Authorised Signatory **Shri. Yashwant S/o Ajab Rao Khodke**, of the proposed New project "**Vedant Aquamarine**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 04th February 2024;

For Nanis Buildcon Private Limited


Director



Project Details: "Vedant Aquamarine " Situated at Plot No.153 and 154, Mouza-Sonegaon-9, Swagat Co-op Housing Society, Village Nagpur, Taluka: Nagpur and District Nagpur-440025

We, Nanis Buildcon Private Limited (Promoter) through its Director and Authorised Signatory Shri. Yashwant S/o Ajabrao Khodke 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.

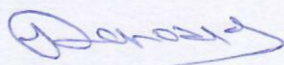
3. That, the Promoter undertakes to complete the project on or before **30/12/2027**.

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.

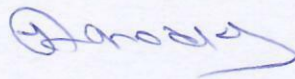
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

For Nanis Buildcon Private Limited


Director

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 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.

For Nanis Buildcon Private Limited



Director

Shri. Yashwant S/o Ajabrao Khodke

(Director and Authorized Signatory)

Nanis Buildcon Private Limited

(Promoter)

(Deponent)

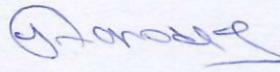


Verification

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 **05th February 2024.**

For Nanis Buildcon Private Limited



Director

Shri. Yashwant S/o Ajabrao Khodke

(Director and Authorized Signatory)

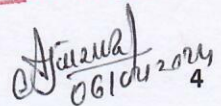
Nanis Buildcon Private Limited

(Promoter)

(Deponent)

Be Sworn Solemnly Affirmed
by on above

Who is personally known to
me / identified by 06th
before me on this 06th day
of Feb 2024 at Nagpur



ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010.

