



महाराष्ट्र MAHARASHTRA

2023

NAGPUR TREASURY
76AA 354389

09 JAN 2024

NOTARIAL REG.

ENTRY NO. 2928

DATE. 07/02/24

Stamp Head Clerk / Sr. Clerk

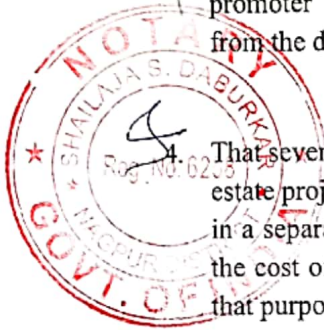
FORM 'B'
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Damodhar Katulwar, Mrs. Sujata Khaparde, Mr. Prafulla Godse, Mrs. Suvarna Godse, Mr. Sandip Wadibhasme, Mr. Rajendra Chakor, Mr. Prashant Chakor, Mrs. Archita Shastri, Mr. Swaroop Shastri, Landowner acting through their duly constituted Attorney M/s Yash Infraventures, a Partnership Firm having its office at Block No. 12,13 & 14, Ground Floor, N K Y Towers, Ajni Chowk, Wardha road, Nagpur-440015, represented by acting through its Authorised Partners Mr. Vivek Tryambakrao Kunawar and Mr. Vijay Tilokchand Borundiya, duly authorized promoter of the proposed project.

WE, Mr. Damodhar Katulwar, Mrs. Sujata Khaparde, Mr. Prafulla Godse, Mrs. Suvarna Godse, Mr. Sandip Wadibhasme, Mr. Rajendra Chakor, Mr. Prashant Chakor, Mrs. Archita Shastri, Mr. Swaroop Shastri, Landowner acting through their duly constituted

Attorney M/s Yash Infraventures, a Partnership Firm having its office at Block No. 12,13 & 14, Ground Floor, N K Y Towers, Ajni Chowk, Wardha road, Nagpur-440015, represented by acting through its Authorised Partners Mr. Vivek Tryambakrao Kunawar and Mr. Vijay Tilokchand Borundiya, duly authorized promoter of the proposed project named and styled as "ANJANEYA CREST", situated at Plot No. 31, of Khasra No.104/1, City No. 2047, Sheet No. 41 Mouza Ajni, Prashant Nagar, Ajni Square, Wardha road and District Nagpur-440015 . do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal Title Report to the land on which the development of the project is proposed.
2. That the project land is free from any mortgage.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 36 months ie.31/12/2026.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
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 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.

For, M/s Yash Infraventures

Mr. Vivek Trayambakrao Kunawar
(Authorised Partner)

Mr. Vijay Tilokchand Borundiya
(Authorised Partner)
[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 _____

Sworn before me on this 07/ th.
day of 02/2024 at Nagpur by
Shri/Smt/Ku. Deponent
R/o. Nagpur who has been identified
by Shri/Smt. Salge
Advocate, Nagpur

NOTARY
Govt. of India
Nagpur (M.S.) INDIA

