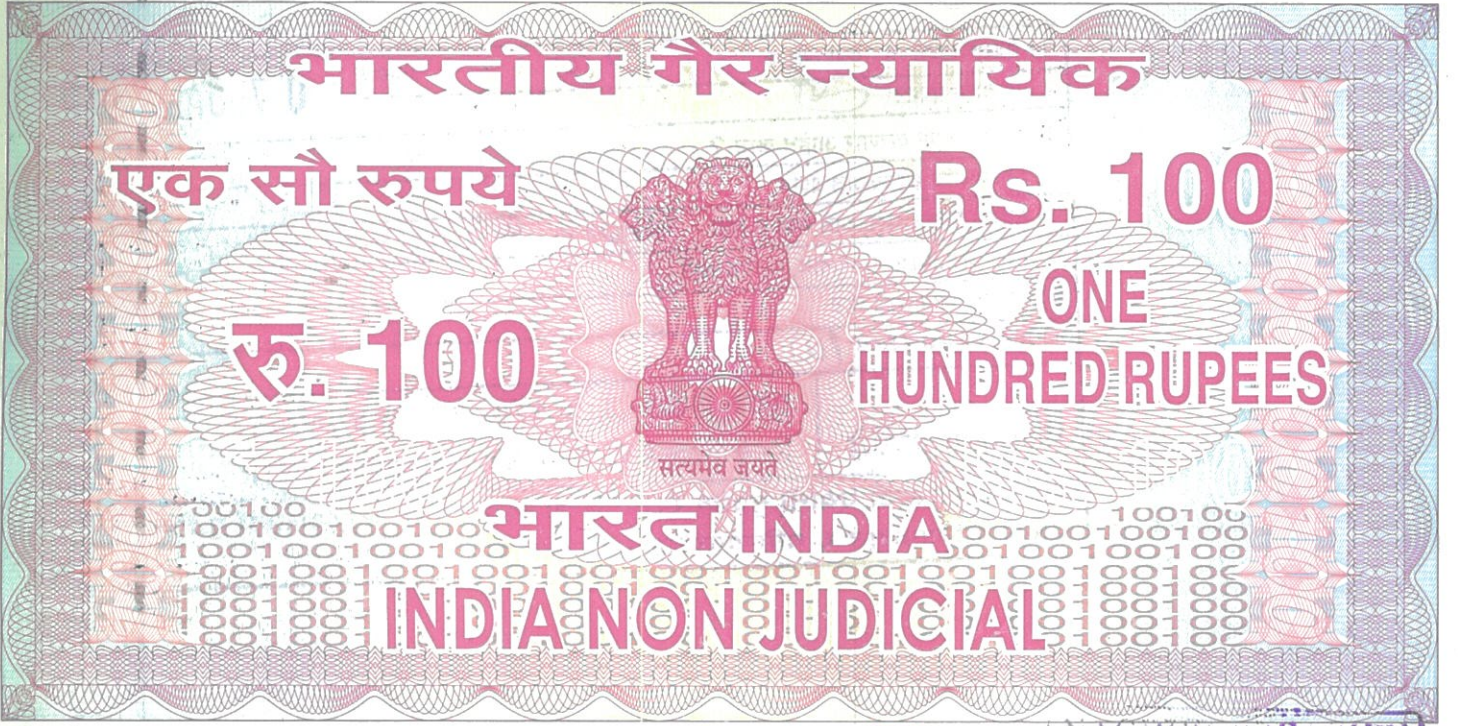
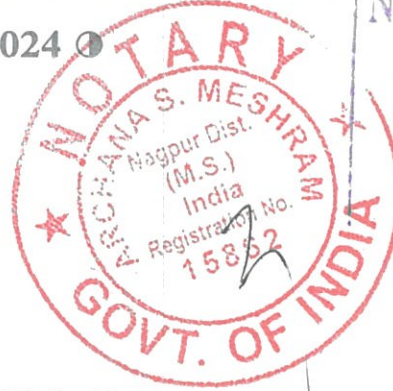




महाराष्ट्र MAHARASHTRA

2024

NAGPUR TREASURY
20AB 620699



03 JAN 2025

FORM - B

Shri Anand Kewalramji Churad, Shri Rajendra Pundlikrao Dighade
and Shri Atul Khushalrao Raut
[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

Shri Anand Kewalramji Churad, Shri Rajendra Pundlikrao Dighade and Shri
Atul Khushalrao Raut, Add.: Flat no. 6, Surdham Appt. Plot No. 3/1, Dhantoli,
Nagpur - 440012, the Promoter of the proposed Real Estate Project("the Promoter")
to hereby solemnly declare, undertake and state as under:

१) मुद्रांक विकी नोंद वहा अनु क्र.	४८ १९३	दिनांक	07 JAN 2025
२) वस्तुचा प्रकार			
३) वस्तु नोंदणी करणार आहेत काय ?		होय/नाही	
४) मिळकतीचे थोडक्यात वर्णन			
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही			
६) हस्ते असल्यास त्याची नाव, पत्ता व सही			
७) दुसऱ्या पक्षाकराचे नाव			
८) मुद्रांक शुल्क रक्कम	100		
दिलीप अ. नायड	मुद्रांक विक्रेता, ना.क्र. १/७८, कोड क ४६०१०५३ जिल्हाधिकारी परिसर, त. कार्यालया, नागापूर (शहर)		
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करूयापर्यंत ६ महिन्यांत वापराची संश्लेषणात्मक मर्यादा.			



Shri Anand Kewalramji Churad, Shri Rajendra Pundlikrao Dighade and Shri Atul Khushalrao Raut, are authorized to execute the present affidavit cum declaration vide authorization dated 20th December 2024.

The entire project is known as “ANAND KRISHNKUNJ”. The said project is of single building for a proposed 113 habitable plots, having a total of 113 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 19-12-2024 issued by Adv. Ashwin Patil.
3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2028 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.
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,

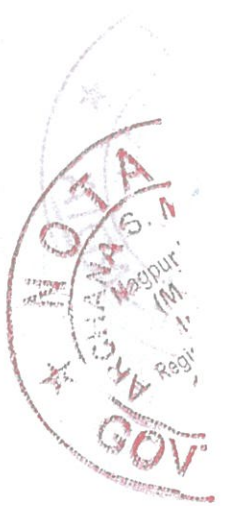

Shri Anand Kewalramji Churad


Shri Rajendra Pundlikrao Dighade


Shri Atul Khushalrao Raut

Promoter / Authorized Signatory

THE HONORABLE
MEMBER
LEGISLATIVE
COUNCIL
GOVT. OF
MADRAS
CHENNAI



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 23rd December 2024

Deponent

Shri Anand Kewalramji Churad

Shri Rajendra Pundlikrao Dighade

Shri Atul Khushalrao Raut

Promoter / Authorized Signatory



SWORN / SOLEMNLY AFFIRMED
BY Above Deponent

WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 07th
DAY OF Jan 2025 AT NAGPUR

ARCHANA S. MESHAM
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

