भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
CS 704830
11 FEB 2025
Stamp Head Clerk Sr. Clerk

NOTARIAL REG.
ENTRY NO. 222
DATE : 11/2/25

SEAL OF NOTARY
RAKESH N. MOHOD
Dist. Nagpur (M.S.) INDIA
Regn. No. 15138
GOVT. OF INDIA

FORM – B

Shri Anand Kewalramji Churad, Shri Rajendra Pundlikrao Dighade and Shri Atul Khushalrao Raut

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN ADFFIDAVIT, 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) दस्ताचा प्रकार/अनुच्छेद क्रमांक	०२१२
२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम	दुय्यम निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्यास नाव	श्री विजय केवलरामजी चुघ
७) दुसऱ्या पक्षकाराचे नाव	
८) रक्कम असल्यास त्याचे नाव व पत्ता	विजय
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनु क्रमांक	५१९४७४ दिनांक
११) मुद्रांक विकत घेणाऱ्याची सही	11 FEB 2025
दस्तऐवज एक्झिक्युटेड	मुद्रांक विक्रेता ला.क्र.२३०/८६ कोड क्र. ४६०९. जिल्हाधिकारी कार्यालय, ता. कार्यालय, नागपूर शहर

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")


GOVT. OF

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


SEAL OF
AMESH

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 11th February 2025

Deponent

Shri Anand Kewalramji Churad

Shri Rajendra Pundlikrao Dighade

Shri Atul Khushalrao Raut

Promoter / Authorized Signatory

SEAL OF NOTARY RAKESH N. MOHOD Dist. Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

SEAL OF NOTARY RAKESH N. MOHOD Dist. Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

SWORN BEFORE ME THIS.....11.....
DAY OF.....2.....202..5...AT NAGPUR BY
SHRI / SMT./ KU.....
R/O. NAGPUR, WHO HAS BEEN IDENTIFIED
BY SHRI / SMT. .....
ADVOCATE NAGPUR.

RAKESH N. MOHOD
NOTARY
Nagpur Dist. (M.S.) INDIA

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SEAL OF NOTARY Rakesh Nanasaheb Mohod DIST. NAGPUR (M.S) INDIA Reg. No. 15138 GOVT. OF INDIA