

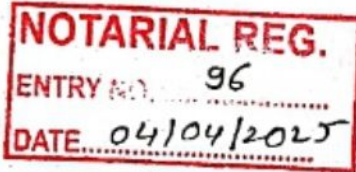


महाराष्ट्र MAHARASHTRA

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CZ 099721

20 MAR 2025



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 acting director **Shri. Yashwant Ajabrao Khodke**, promoter of the proposed New project "**VEDANT AVENTURINE**", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 03rd APRIL 2025;

१) दस्तावेज प्रकार / मालकीद क्रमांक	
२) दस्त नोंदणी करणारा आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र.	
४) मिळकर्तचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	Nanis Buildcon Pvt. Ltd.
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्याचे नाव	Nagpur
९) मुद्रांक शुल्क रक्कम	500/-
१०) मुद्रांक विक्री नोंद घरी अनुक्रमांक	559 / दिनांक 04/04/2025
११) मुद्रांक विकत घेणाऱ्याची सही	Ram
सौ. मा. क. बोरकर	मुद्रांक विक्रेता ला क्र. १५/८९ कोड क्र. ४६०१००९ जिल्हाधिकारी कार्यालय नागपूर.



Project Details: "VEDANT AVENTURINE" admeasuring 1832.99 sq.mtrs
Situating at PLOT NO.11, KH. NO. 78, 166, 167, 168, CTS NO. 648,
MOUZA JAITALA, NAGPUR, DIST. NAGPUR-440036.

We, NANIS BUILDCON PRIVATE LIMITED through its acting director **Shri. Yashwant Ajabrao Khodke**, promoter 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 01/11/2028.
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.
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 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.



Shri. Yashwant Ajabrao Khodke

(Director and Authorized Signatory)

NANIS BUILDCON PRIVATE LIMITED

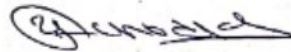
(Deponent)



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 03rd APRIL 2025.



Shri. Yashwant Ajabrao Khodke

(Director and Authorized Signatory)

NANIS BUILDCON PRIVATE LIMITED

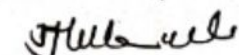
(Deponent)

BEFORE ME



My Term will Expire on 03/01/2030

Sworn before me on this 04th dt.
day of April 2025 at Nagpur by
Shri/Smt./Ku. Yashant Ajabrao Khodke
R/o Nagpur who has been identified
by Shri/Smt. Adv. Syam' Outcald
Advocate, Dist. Nagpur.


NOTARY
Dist. Nagpur (M.S.) India