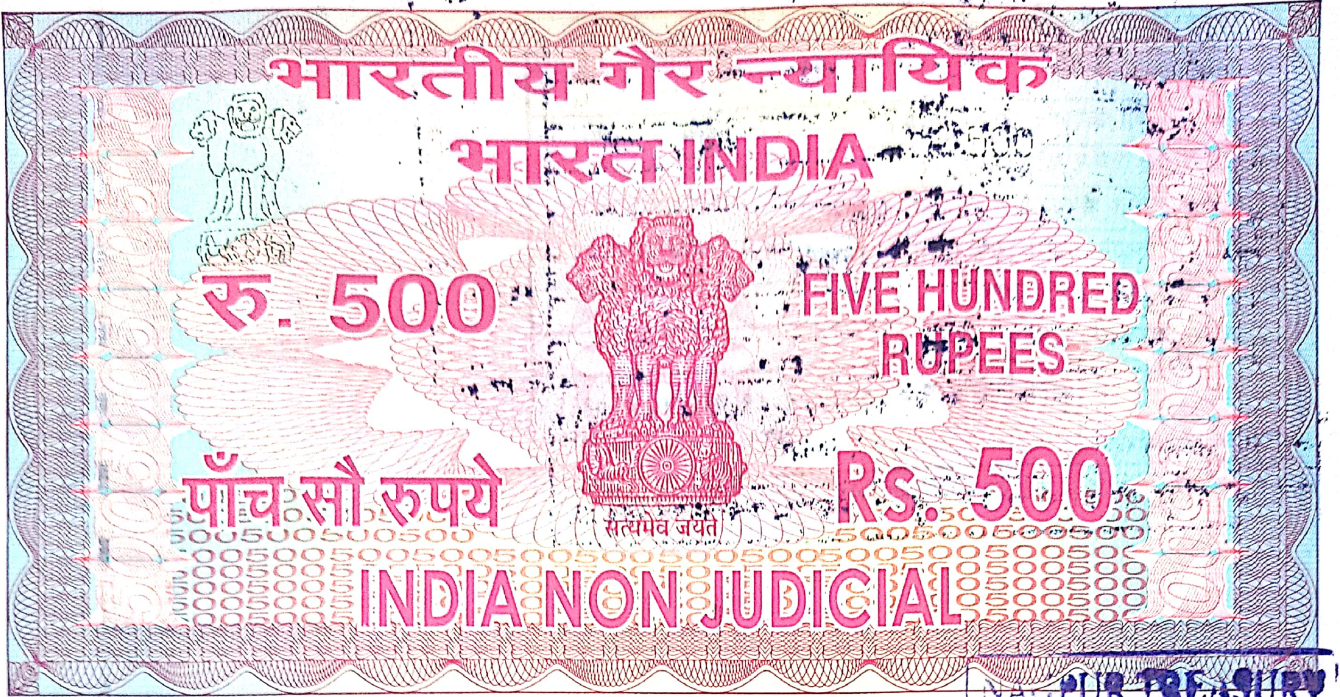
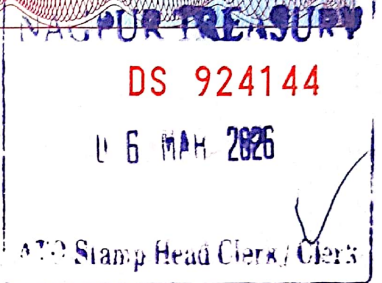




महाराष्ट्र MAHARASHTRA

① 2025 ①



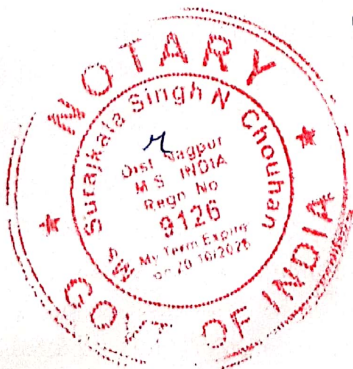
FORM 'B'

[See Rule3(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 **M/s NANIS BUILDCON PRIVATE LIMITED(Promoter)** through its Director and Authorized Signatory **Shri Yashwant S/o Ajab Rao Khodke** of the proposed project "**Vedant Aventurine**", duly authorized by the Promoters of the Proposed Project, vide its authorization letter Dated 24th September 2024;



१) मुद्रांक विक्री नोंद बही अनु. क्रमांक (4004)	16 MAR 2026
२) दस्ताचा प्रकार प्र नि जापत्र	
३) दस्त नोंदणी करणार आहेत काय?	होय / नाही
४) मिळकतीचे वर्णन थोडक्यात	
५) मुद्रांक विकत घेण्याऱ्याचे नाव व स्वामिनी नातीज विल्डकोर्ग प्रा. ली.	
६) हस्त अस्तल्यास त्याचे नाव पत्ता व स्वामिनी तर्फे यश च्याईद	
७) दुसऱ्या पक्षाकर यांचे नाव नागपूर	
८) मुद्रांक शुल्काची रक्कम 400/-	
एत. वि. कोलारकर	मुद्रांक विक्रेता ला.क्र. 902/66-69 कोड नं. 8E09E68
	नागपूर.
जव कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यामुळे ६ महिन्यात वापरणे बंधनकारक आहे.	



Project Details : "Vedant Aventurine", admeasuring 1832.99 Sq. M. Situated at Plot No.11, KH.No.78,166,167,168,CTSNO. 648,MOUZA-JAITALA, Nagpur, 440036.

We, M/s 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 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 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 the Project: Vedant Aventurine, Land admeasuring 1832.99 Sq. M. PLOT NO. 11, KH. NO. 78, 166, 167,168, CTS NO. 648, MOUZA-JAITALA, Nagpur, 440036, for the purpose of availing construction finance / credit facilities for the development of the said project.
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.

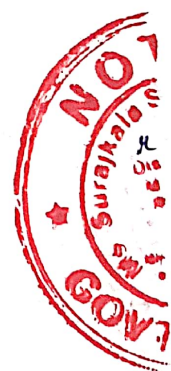
7. That, the promoter shall take all the pending approvals on time, from the competent authorities.
8. That, the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That, the promoter 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.



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 there from.

Verified by me at Nagpur on this day of 16th March 2026.



Shri. Yashwant S/o Ajabrao Khodke

(Director and Authorized Signatory)

NANIS BUILDCON PRIVATE LIMITED

(Promoter)

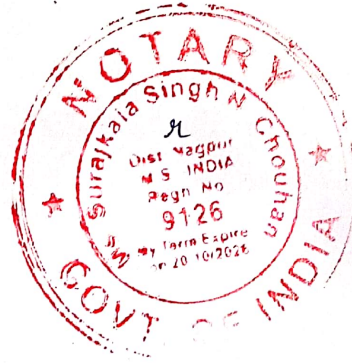
(Deponent)



ATTESTED



Ms. Surajkalasingh N. Chouhan
NOTARY
Nagpur DIST. (M.S.) INDIA



NOTARIAL REG.

ENTRY No. 1069

DATE 16-3-26

