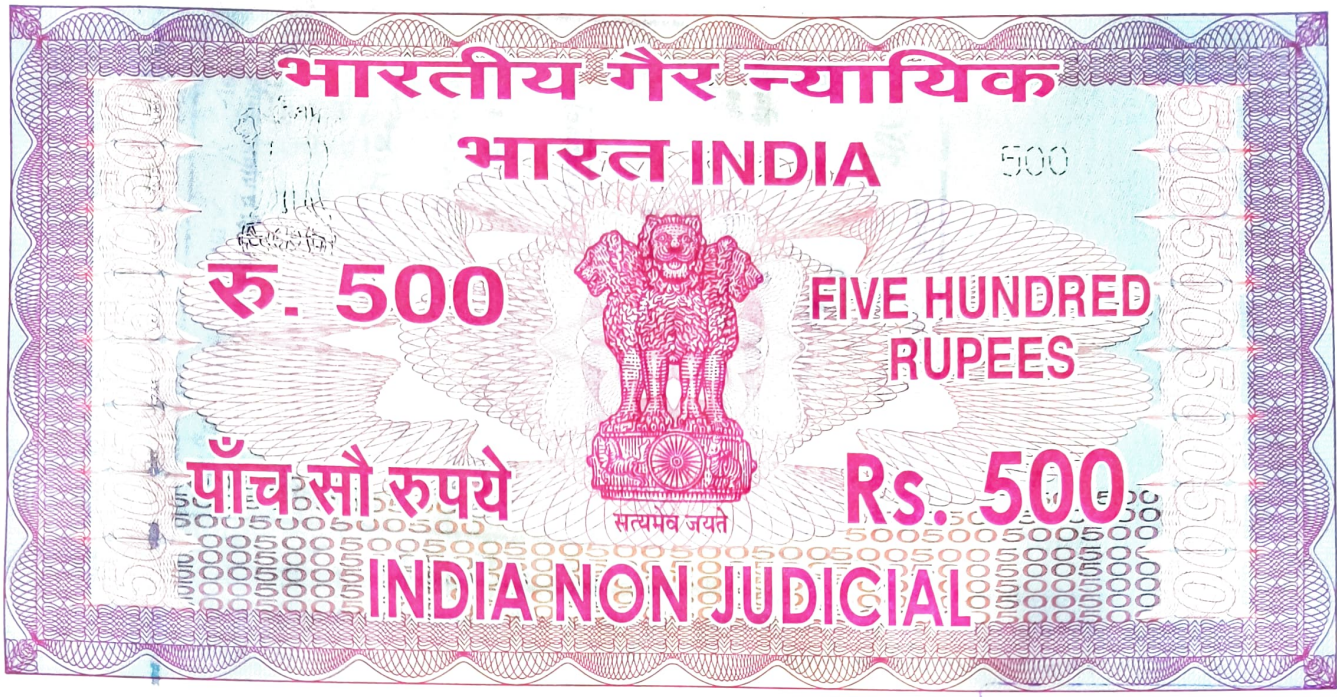


महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

DB 143681

11 NOV 2025

NAS No. 2198
DATE 14 NOV 2025

FORM -'B'

[See rule 3(4)]

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

FOR ANAND GLORY II Situated at Khasra No 104/1P Mouza- Umargaon, PH No. 36, Khate No. 360, at Village Umargaon, Tah. Nagpur Gramin, Nagpur-441204

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of **Mr. KAILASH GANGADHAR THAKRE** R/o **House No. 139, Near Gram Panchayat, Vihirgaon, Nagpur- 440002, (Maharashtra)** Partner of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **02/12/2024**;

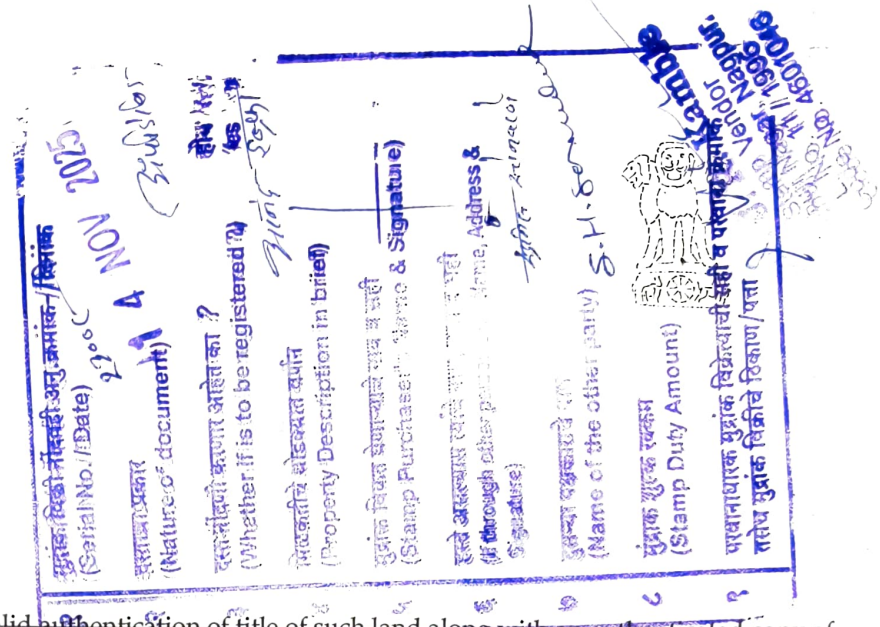
I, Mr. **KAILASH GANGADHAR THAKRE** Partner of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter has a legal title to the land on which the development of the project is proposed.

~~OR~~

~~_____ have/has a legal title to the land on which the development of the proposed project is to be carried out~~

NOTARY
Shakuntala K. Jain
Dist. Nagpur
R No. 4670
GOVT. OF INDIA



~~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 said land is free from all encumbrances.

~~OR~~

~~That, details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/Promoter is **31/12/2029.**

4. That, seventy per cent of the amounts realized by me/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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Mr. **Kailash Gangadhar Thakre**

(Deponent)

VERIFICATION

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.



Verified at **Nagpur** on this **14th day of November, 2025**

Mr. **Kailash Gangadhar Thakre**

(Deponent)

NOTARY Shakuntala K. Jain Dist. Nagpur R No. 4670 GOVT. OF INDIA

N.R.S No 2198
Solemnly affirmed before me by Shri. Mr. Kailash Gangadhar Thakre who is personally known to me has been identified by Shri. _____ Advocate whom personally known.
Date 14 NOV 2025
MRS. SHAKUNTALA K JAIN
Advocate & Notary Public
Dist. NAGPUR
Govt of India Reg No 45
Pages Three

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Document present by parties Notarised as per ID Adhar Card shown if any thing found wrong parties are responsible for the same