भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
XT 006426
03 MAR 2021
Stamp Head Clerk / Sr. Clerk

# Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Yash Gopal Gupta** promoter of "**Kesar 29**".

I, **Yash Gopal Gupta** promoter of "**Kesar 29**" do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of "**Kesar 29**" is proposed;

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.

30 MAR 2021

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४) ३३८८१

१. गुन्हांक किंवी नॉंदणी अनुक्रमांक, दिनांक

२. गुन्हांक विषयी थोडक्यात माहिती, घडलेल्या घटनेचा पत्ता व वार

कलम २०१ (क) ब, ना

३. सदरचा गुन्हा मी तिसऱ्याची साक्षी व पंचनामा शाबीत होणेस महत्वाचा आहे किंवा नाही

Joshi

पु.डी.एच.दोशी
ब.नं. 4/96 कोड नं.4001030
पोलीस, नागपूर.

[illegible] गुन्हा [illegible] आवश्यकता नाही. (शासन अधिसूचना गृ. वि. [illegible])

या कामाकरीता लागणारी मुद्रांक आकार देखील स्वतंत्र स्वरुपात आवश्यकती मुद्रांक खरेदी अधिनियम १९ मधिल्या तरतुदी लागू होत नाही.

2. The said land is free from all encumbrances.

3. The time period within which the project shall be completed by me/us is FIVE (5) Years, i.e. before **31st March 2026**.

4. Seventy per cent of the amounts realized by me/us 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. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. I/we 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. I/we shall take all the pending approvals on time, from the competent authorities.

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

**Deponent**



Reg. No. 114

Date 30-04-2021

## Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me at **NAGPUR** on this 30th/04 day of **2021**.



Deponent

Shri Yash Gopal Gupta
takes oath before me and he/she has been identified by.....

G. A. QUBBAWALA
ADVOCATE & NOTARY
LAXMOLI BUDHWARI, NAGPUR
NOTARY
Nagpur Area
Maharashtra State India

NOTARY
G. A. QUBBAWALA
Distt. Nagpur
(M.S.) India
Regn. No. 715
GOVT. OF MAHARASHTRA

CANCELLED CANCELLED

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