



महाराष्ट्र MAHARASHTRA

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XR 069043

19 JAN 2021



Affidavit cum Declaration

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

I, **Yash Gopal Gupta** promoter of "Kesar Vihar" 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 Vihar" 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.



प्रमाणित प्रतिलिप्यावत्रासाठी

मुद्रांक प्रिन्टिंग मॉडेलची अनुसंधानांक
दिनांक

१) मुद्रांक प्रिन्टिंग मॉडेलचा नव
प्रमाणित प्रतिलिप्यावत्रासाठी

२३५८६
२५/११/२०२३
केसर इन्फोप्रॉडि-आर.प्रि.
मुद्रांक प्रिन्टिंग मॉडेलचा नव
प्रमाणित प्रतिलिप्यावत्रासाठी

मुद्रांक प्रिन्टिंग मॉडेलचा नव
प्रमाणित प्रतिलिप्यावत्रासाठी

सहस्र आर. घुटके
स्टॅम्प व्होल्डर ला. नं. ३९/१५
दुर्गाक.ट., नागपूर शहर
फोड नं. ४६०१०५०

एका कारणाने मुद्रांक प्रिन्टिंग मॉडेलचा नव
प्रमाणित प्रतिलिप्यावत्रासाठी



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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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 23rd day of **2021**.



Deponent

Sworn before me on this 23rd Feb day of 2021 at Nagpur by
Shri/Smt./Ku. Yash. Gopal. Chelha
R/o Alang who has been identified
by Shri/Smt. Beet
Advocate, Nagpur.

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

