भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

NAGPUR TREASURY
ZN 858346
20 MAY 2022
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 5248
DATE 16/6/2022

NOTARY
KARAMJEET KAUR BAKSHI
Dist. Nagpur
MH INDIA
15220
My Term Expire on 15-10-2024
GOVT. OF INDIA

Affidavit cum Declaration

Affidavit cum declaration of **"Kesar India Limited"** Promoters of project **"Kesar Gateway"**

"Kesar India Limited" promoters of project **"Kesar Gateway"** do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances

Kesar India Limited
Nagpur

१) मुद्रांक विक्री नोंद वही अनु. क्रमांक 12842 दिनांक 31 MAY 2022

२) दस्ताचा प्रकार प्रतिज्ञापत्र

३) दस्त नोंदणी करणार आहेत काय? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही केसर इंडिया लि.

६) [illegible] पत्ता व सही अविनाश [illegible]

७) [illegible]

८) मुद्रांक शुल्क रक्कम 100/-

इंडियन ऑइलकॉर्प [illegible]
को-ऑप सो.लि. [illegible]

मुद्रांक विक्रेता ता.क्र. ०१/२०२० कोड क्र. ४६०११२०
जिल्हा व सत्र न्यायालय परिसर, नागपूर

ज्या कारणासाठी ज्याचा मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY
RAMGEETKAUR
Dist. Nag
MH
GO

3. That the time period within which the project shall be completed by us on or before **31ST MARCH 2026.**

4. Seventy Percent of the amounts to be realised hereinafter 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.

8. **We** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

9. **We** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **We** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Kesar India Limited

Authorised Signatory

Deponent

(Sachin G. Gupta)

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NOTARY
MH INDIA

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 Nagpur on this 16th day of June, 2022.

Kesar India Limited

Authorised Signatory

Deponent

(Sachin G. Gupta)

SWORN / SOLEMNLY AFFIRMED BY .....

WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY .....

BEFORE ME THIS THE DAY OF 16/6/2022 AT ... TAL. DEOLI

KARAMJEET KAUR BAKSHI
ADVOCATE / NOTARY
DIST. NAGPUR
(M.S.) INDIA