

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
ZB 831510
21 DEC 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO. 10298
DATE 23/12/2021

Affidavit cum Declaration

Affidavit cum Declaration of **KESAR GATEWAY PVT LTD** through Director **SACHIN GOPAL GUPTA**, Shri. **GOPAL FATEHCHAND GUPTA** and **SHRIMATI SANGEETA GOPAL** Gupta promoters of **"Kesar Gateway"**.

We, **Kesar Gateway Pvt Ltd** through Director **Sachin Gopal Gupta,** Shri. **Gopal Fatehchand Gupta** and Shrimati **Sangeeta Gopal Gupta** promoters of **"Kesar Gateway"** 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 Gateway"** 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.

2. The said land is free from all encumbrances.

SEAL OF NOTARY RAKESH N. JOHRI Dist. Nagpur (M.S.) Regd. No. 15138 GOVT. OF INDIA

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 2858 /दिनांक	22 DEC 2021
२) दस्ताचा प्रकार	
३) दस्त नोंदणी करणार आहेत का ?	होय/नाही
४) मिळकतीचे क्षेत्रफळात तपशील	
५) मुद्रांक विक्रत घेणाऱ्याची माहिती नाही	
६) ज्याने असल्याचे नांव पत्ता व सही.	स्वतःची
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	
संजय हरडे	मुद्रांक विक्रेता, ना.क. ४/८६ कोड क्र. ४६०१०२४ जिल्हाधिकारी परिसर, म. कार्यालय, नागपूर (शहर)
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	



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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

10. That, We / promoters 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.

KESAR GATEWAY PVT LTD
through Director
SACHIN GOPAL GUPTA

GOPAL FATEHCHAND GUPTA

SANGEETA GOPAL GUPTA


SEAL OF NOTA
RAKESH N. MO
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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 **1st** day of **December 2021**.







KESAR GATEWAY PVT LTD
through Director **SACHIN GOPAL GUPTA**

Shri. **GOPAL FATEHCHAND GUPTA**

Sangeeta Gupta

Shrimati **Sangeeta Gopal Gupta**

SWORN BEFORE ME ON THIS 23 THE DAY OF 12 202 1 AT NAGPUR BY SHRI/SMT/KU. Gaekwad

R/o NAGPUR WHO HAS BEEN IDENTIFIED BY Self

ADVOCATE, NAGPUR

23/12/2021

RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA

SEAL OF NOTARY ★ Rakesh Nanasaheb Mohod ★ MAH. NAGPUR Regd. No. 15138 ★ GOVT. OF INDIA

SEAL OF NOTARY ★ RAKESH N. MOHOD ★ Regd. No. 15138 ★ GOVT. OF INDIA

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