

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ CZ 938152

28 MAR 2025

NOTARIAL REG.
ENTRY NO. 6769
DATE 21/03/2025

FORM-B

Affidavit cum Declaration

Affidavit cum declaration of **Kushal Constructions** promoter of the project **Anandi Apartments** situated at **Plot No 114,115,132,133/ CTS NO 79 Sheet No 16 (187/B) AND 600(17) at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440036.**

We, **Kushal Constructions**, promoter of the project **Anandi Apartments**, 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.

3. That is the time period within which the project shall be completed by us on or before **31-07-2025**.

4. Seventy Percent of the amounts to be realized 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.

NOTARY
CHHAYA R. WANKHEDKAR
Dist. Nagpur (M.S.) INDIA
Regn. No. 8012
My Term Expires on 07/06/2025
GOVT. OF INDIA

१) दस्ताचा प्रकार / दस्त क्रमांक	
२) दस्त नोंदणी करणेस आहेत काय ?	होय/नाही
३) नोंदणी होणार असलेस दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विक्री घेणाऱ्याचे नाव	Swapnil Kadu.
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्याचे	Nagpur
९) मुद्रांक शुल्क रक्कम	500/-
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक 73897	दिनांक 21/03/2025
११) मुद्रांक विक्री घेणाऱ्याची सही	
सौ. मा. फ. वारकर	मुद्रांक विक्रेता परवाना क्र. १५/८९ कोड क्र. ४६०१००९ जिल्हाधिकारी कार्यालय नागपूर.

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NOTARY CHINAYA K. RE... Dist. Nagp... (M.S.) Regn. N... 30 ... My Ten... on 07/...

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5. The amount from separate account shall be withdrawn in accordance with RERA Rule

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 utilized 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.

M/S. KUSHAL CONSTRUCTIONS

PARTNER **Deponent** PARTNER

Kushal Constructions

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Nagpur on this 21st March of 2025

M/S. KUSHAL CONSTRUCTIONS

PARTNER **Deponent** PARTNER

Kushal Constructions

From, before me on this 21st day of Mar 2025 at Nagpur by Shri/Smt/Ku. Swapnil Patole C/o Nagpur who has been identified by Shri/Smt. Self Advocate, Nagpur.

NOTARY
Govt. of India
(M.S.) INDIA
Chhaya Rajaram Mahiskar
(Advocate & Notary)
Plot No. 46, Shyam Nagar,
Bhagwan Nagar Road, Infront of
Bank of Maharashtra, Nagpur-440027.

NOTARY CHHAYA R. MAHISKAR Dist. Nagpur (M.S.) INDIA Regn. No. 8012 My Term Expires on 07/06/2025 GOVT. OF INDIA

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