भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREAS.
16AA 255465
14 OCT 2022
Stamp Head Clerk / Sr.

NOTARIAL REG.
ENTRY NO. 2006
DATE 11/10/2022

AFFIDAVIT CUM DECLARATION

Deponent : **M\s. KUSHAL CONSTRUCTIONS, NAGPUR**
Acting through its Partner
SHRI DILIP BALKRISHNA KADU
Aged about 66 Years, Occupation – Business,
R/o Samaj Bhushan Society, Wardha Road, Nagpur.

NOTARY
Nishigandha Kadu
Nagpur
Maharashtra India
Regd. No.
My Term Expires on 02-01-2025
GOVT. OF INDIA

M/s KUSHAL CONSTRUCTIONS

Partner

दस्ताचा प्रकार/अनुच्छेद क्रमांक-४ 100/- 10/10/2022
दस्त नोंदणी करणार आहेत का? कुशल कन्स्ट्रक्शन
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव 111132
मिळकतीचे वर्णन
मोबदला रक्कम, मुद्रांक शुल्क रक्कम
मुद्रांक विकत घेणाऱ्याचे नांव, पत्ता सही दि.
हस्ते असल्यास त्यांचे नांव, पत्ता सही दि.
दुसऱ्या पक्षकाराचे नाव
मुद्रांक विक्रेत्याची सही, विक्री अनु. क्र. दि. 40041
सौ. मा. क. बोरकर,
ला. नं. १५/८९ कोड क्र. ४६०१००९
जिल्हाधिकारी कार्यालय, नागपूर.



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Dilip B. Kadu, Partner and signing authority, Kushal Constructions and promoter of the project "ANANDI APARTMENTS".

I, Dilip B. Kadu, Partner and signing authority, Kushal Constructions and promoter of the proposed project "ANANDI APARTMENTS" do hereby solemnly declare, undertake and state as under:

1. I, Kushal Constructions have a legal title to the land on which the development of the project is to be carries out.

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. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/Promoter is **30/04/2024**.

4. That, seventy per cent of the amounts realized by me/Promoter 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. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. That, I / promoter 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.

M/s KUSHAL CONSTRUCTIONS

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

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

10. That, I / promoter 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. Deponent Verification I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 11th day of September 2022.

Deponent

M/s KUSHAL CONSTRUCTIONS

Dilip B. Kadu

(Partner)

Partner

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration is true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 11th day of September 2022.

Deponent



M/s KUSHAL CONSTRUCTIONS

Dilip B. Kadu

Partner

(Partner)

Partner

NOTARY Nishigandha Kadu Nagpur Maharashtra India Regn. No. 16151 My Term Expires on 02-01-2025 GOVT. OF INDIA

Sworn before me on this 11th day of Oct 2022 at Nagpur
Shri/Smt./Ku. Kushal Constructions.
R/o. Nagpur who has been identified by Shri/Smt. Self
Advocate, Nagpur.

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

NOTARY Nishigandha Kadu Nagpur Maharashtra, India REGN. NO. 16151 My Term Expires on 02/01/2025 GOVT. OF INDIA

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