

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
34AA 522599
06 JUN 2023

NOTARIAL REG
ENTRY NO 9715
DATE 15/06/2023

FORM -'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of Ms. **RKJ ESTATE PVT LTD** Promoter of the proposed project / dulyauthorized by the promoter of the proposed project, vide its/his/their authorization dated 13/06/2023;

I,kapil vijay chandak Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/s. RKJ ESTATE PVT LTD** a legal title to the land on which the development of the project isproposed

OR

M/s. RKJ ESTATE PVT LTD a legal title to the land on which the development of the proposed projectis to be carried 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.

OR

3. That the time period within which the project shall be completed by **M/s. RKJ ESTATE PVT LTD** is 18-06-2030.

SEAL OF NOTARY ARCHANA D. KALAMKAR Regd. No. 4251 My Term Expires On 17 Oct 2027 NAGPUR (M.S.) GOVT. OF INDIA

RKJ ESTATE PRIVATE LIMITED
DIRECTOR

फक्त प्रतिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....6781.....

दिनांक.....13-06-2023

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही.....R K J State IVA- Ltd. Begging Nagar Nagpur.....

Prof. Kapil Chandak

3) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

13-06-2023

सुबोध एस. ढेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
को3 नं. 4601039

For Samaj

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिण्यात वापरणे बंधनकारक आहे

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.

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.

RRJ ESTATE PRIVATE LIMITED

Deponent DIRECTOR

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.

RRJ ESTATE PRIVATE LIMI

Deponent DIRECTO

Be Sworn Solemnly Affirmed by on oath

Who is personally Known to me / identified by —

before me on this 15th day of June 2023 at Nagpur

15/06/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010