



महाराष्ट्र MAHARASHTRA

2023

NAGPUR TREASURY
CD 292255

NRS No. 210
DATE 29 JAN 2024

09 JAN 2024

Stamp Head Clerk / St. Clerk

FORM 'B'

[See rule 3(4)]

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 KARMABHOOMI through Its Member-1 Mukunda Keshavam Infraventures LLP through its partner Shri Vrajesh S/O Paresh Ved Authorized Person of promoter of the proposed project "KARMABHOOMI" / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29/01/2024;

I, Shri Vrajesh S/O Paresh Ved Authorized Person of Mukunda Keshavam Infraventures LLP Member-1 of "KARMABHOOMI" (AOP) promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



१. मुद्रांक पिकी नोंदवही अनुक्रमांक/दिनांक	३०४७५/२९ JAN 2024
२. दस्तऐवज प्रकार	ह. पत्र
३. दस्त नोंदणी करणार आहेत का?	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नांव व राहणी	का. भुषि, रा
६. हक्के असल्यास त्याचे नाव, पत्ता व जमी	न. प. रा.
७. दुसऱ्या पक्षकाराचे नाव	रेरा.
८. मुद्रांक शुल्क रक्कम	५००/-
९. परचा	Dehi
व	ड. डी. एच. दोशी
मि.	ता. नं. ४/९६
	कोट नं. ४८०१०३०
	मालीचाल नागपूर
ज्या का.	६. १० त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी	मुद्रांक पापरणे बंधनकारक आन



DATE 9 JAN 2024
R No. 4801030



- 1) M/S MUKUNDA KESHAVAM INFRAVENTURES LLP AOP Member-1
- 2) MR RAMSWARUP SHANKARLALJI SARDA AOP Member-2
- 3) M/S RAMSONS HOLDING PRIVATE LIMITED AOP Member-3
- 4) RAJESH RAMSWARUP SARDA HUF AOP Member-4
- 5) MR. RAJESH RAMSWARUP SARDA AOP Member-5

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

AND

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

That details of encumbrances Nil including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31/03/2026.

4. That seventy per cent of the amounts realised 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 utilised 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.

K. Jain
apur
4670
F INDIA

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.

Vrajesh

(Shri. Vrajesh S/o Paresh Ved)
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 29th on this January day of 2024

Vrajesh

(Shri. Vrajesh S/o Paresh Ved)
Deponent



document present by parties
Notarised as per ID Adhar Card
known if any thing found wrong parties
are responsible for the same

M.R.S. NC

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Solemnly affirmed before me by
Shri. *Vrajesh Paresh Ved*
who is personally known to me has
been identified by Shri. _____

Advocate whom
personally known.

Date **29 JAN 2024**

MRS. SHAKUNTALA K. JAIN
Advocate & Notary Public
Dist. NAGPUR
Govt. of India Reg. No. 4570

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