भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

DD 671953

18 FEB 2025

NOTARIAL REG.
ENTRY NO. 1032
DATE 21/02/25

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s K. K. Associates, Through Partner Shri. Amit S/o Kashinathji Dhage Promoter of the proposed project "**Divyam Apartments**" situated on all that Piece and parcel of Land Bearing **Plot NO. 133,** measuring 100 Ft. in length and 95 Ft. in breadth, totalling 9500 Sq. Ft. (or **882.57 Sq. Mtrs**.), which is part of the larger land bearing **Kh. Nos. 71, 72, & 73** of **Mouza Khamla**, P.S.K. 9, bearing City Survey No.2098/203, Sheet No. 40 of Mouza Khamla, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75, in Tahsil and District-Nagpur 440025 duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 31/01/2025.

GOVT. ★ SEAL OF NOTARY ★ INDIA
Karamjeet Kaur Bakshi
Regn.No. 15229

१) मुद्रांक खरेदी नोंद क्रमांक व दि.	55216 दिनांक 20 FEB 2025
२) दस्ताचा प्रकार	करार
३) दस्त नोंदणी करणास अहिर काळ ?	होय/नाही
४) फिल्डकोर्ट फीसंबंधात दर्शन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	[illegible]
६) हस्ते असल्यास त्यांचे नाव,पत्ता व सही	
७) दुसऱ्या पक्षकारांचे नाव	[illegible]
८) मुद्रांक शुल्क रक्कम	500
दिलीप अ. गावंडे	मुद्रांक विक्रेता ,ता.क्र.९/७८,कोड क्र.४६०१०५३ जिल्हाधिकारी परिसर,ता कार्यालय,नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी करता त्यानी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

I, M/s K. K. Associates, (Through Partner Shri. Amit S/o Kashinathji Dhage) promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project 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. That the said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 31st January 2030.
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.
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.

SEAL OF NOTARY Karamjeet Kaur Baksh Regn.No. 15229 GOVT. OF INDIA

DEPONENT

FOR, M/S K. K. ASSOCIATESS
PROMOTER
(THROUGH ITS PARTNER SHRI. AMIT KASHINATHJI DHAGE)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this 20 day of February 2025.

DEPONENT

FOR, M/S K. K. ASSOCIATESS
PROMOTER
(THROUGH ITS PARTNER SHRI. AMIT KASHINATHJI DHAGE)

NOTARY
Adv. Karamjeet Kaur Bakshi
Dist. Nagpur (M.S.)
Reg. No. 15229
GOVT. OF INDIA

SEAL OF NOTARY
Karamjeet Kaur Bakshi
Regn.No. 15229
GOVT. OF INDIA

SWORN BEFORE ME ON As above
DAY OF 21/2/2025 AT KAMPTEE BY
SHRI/SMT./KU.....
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT.....
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA

