भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DD 553594

15 APR 2025 Declaration

अ. क्र. 1382 दि. ..... रु. 500 फक्त रु. ....

ते. / श्रीमती / श्री. K.B. ROHAMARE HOUSING PVT. LTD.

करता REGD. OFF : 25, VITTHAL CHARNI, OPP. BIG BAZAR, COLLEGE ROAD, NASHIK.

हस्ते 2121 कुरियर

सही

TREASURY OFFICE NASIK

NOTARY - 7 APR 2025

NOTARY REGISTERED at Serial No. 2

Date:- 15/4/2025

THIS DOCUMENT Contains 03 Pages

स. रा. अमृतकर
स्टॅम्प वेंडर, नाशिक
(मु. वि. प. क्र. १०३ / २००२)

NOTARIAL SANGITA SAMEER BUZRUK NASHIK (MAHA.) Reg.No. 45598 Valid upto 8/3/2030

NOTARIAL SANGITA SAMEER BUZRUK NASHIK (MAHA.) Reg.No. 45598 Valid upto 8/3/2030

FORM 'B'

[See rule 3(6)]

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 Amit Ramesh Rohamare Authorized Signatory in K B Rohamare Housing Private Limited, the Promoter of the proposed project **"Manomay Natures Paradize"**located at Gat No 553/A/554/A Plot No 01 to 54 Amenity Plot No 55vide its authorization dated 11/04/2025.

I, Amit Ramesh Rohamare Authorized Signatory in K B Rohamare Housing Private Limited, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

Rajendra Bandu Khatale, Sanjay Bandu Khatale, Maya Sunil Khatale, Bhagwan PundlikKhatale, Balu PundlikKhatale, Ganesh PundlikKhatale, Vinayak Bhagwan PatilHave/has a legal title Report to the Land on which the development of the proposed project is 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 project land is free from all encumbrances.

OR

That details of encumbrances as per as per EC including dues and litigation, 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 from the date of registration of project is **31/12/2028**

4. (A) For New Projects: 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

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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.

OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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, since the estimated receivable of the project is less than the estimated cost of completion the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That I /the promoter shall inform the authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Yours faithfully,

For, K B Rohamare Housing Private Limited

K.B.ROHAMARE HOUSING PVT.LTD.

Mr. Amit Ramesh Rohamare DIRECTOR
Authorized Signatory

Verification

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

Verified by me at Nashik on 12th day of April, 2025



NOTARY ADV. SANGITA SAMEER BUZRUK NASHIK (MAHA.) Reg.F-7553 Valid upto-06.06.30 GOVT. OF INDIA

Yours faithfully,

For, K B Rohamare Housing Private Limited

K.B.ROHAMARE HOUSING PVT.LTD.

Mr. Amit Ramesh Rohamare DIRECTOR
Authorized Signatory

Identified By

Adv. V.S. Salunke

BEFORE ME

SANGITA SAMEER BUZRUK
Advocate & Notary, Govt. of India
12, Sham Terrace, P and T Colony,
Nashik- 422 005. (Maharashtra)

NOTARY ADV. SANGITA SAMEER BUZRUK NASHIK Reg.F- Valid upto- GOVT. OF INDIA