





Affidavit cum Declaration of **M/s KBC Global Limited**, a Public Limited Company registered under Companies Act, 2013 having registered office at 2nd floor, Gulmohar status above Business Bank, Samarth Nagar, Nashik-422005 Maharashtra promoter of ongoing project '**Hari Krishna Phase IV**' situated at **S NO 44/1 AND CTS NO 6825 at Deolali (CB)**, Nashik, Nashik, 422101 through it's duly authorized signatory **Mr. Naresh Karda Age: Adult , Occupation: Business**, vide authorization dated 10th June, 2017.

I, **Mr. Naresh Karda**, being authorized by 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 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 details of encumbrances on land is as under:

Sr No.	Details of encumbrance
1	As per registered mortgage deed executed on December 24 th , 2020 registered vide serial number 7978-2020 in the Office Joint Sub Registrar Class-II, Nashik-2, the promoter has inter alia mortgaged all that piece and parcel of land admeasuring 2600 Sq Mtrs of S NO 44/1, CTS NO 6825 Deolali, Nashik within the limits of Deolali Cantonment together with all the present and/or future structures, building, furniture, fixture, standing and /or plant and machinery installed/to be installed and/or constructed thereon and all the present and the future rights in favour of TATA CAPITAL HOUSING FINACE LIMITED

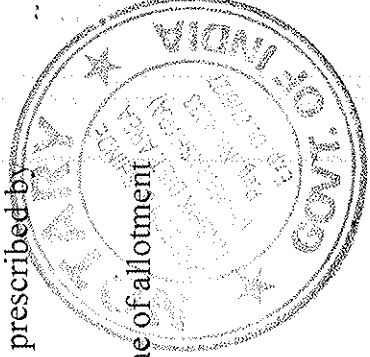
3. That the time period within which the project shall be completed by promoter from the date of registration of project is on or before 27th November, 2024.
4. That seventy per cent of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time from the competent authorities.

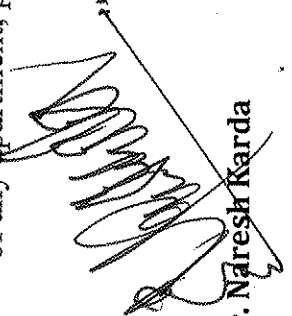


8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

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



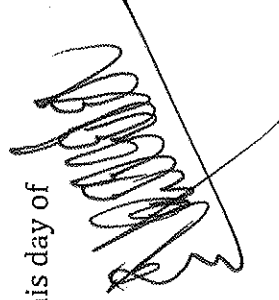

Mr. Naresh Karda

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 on this day of

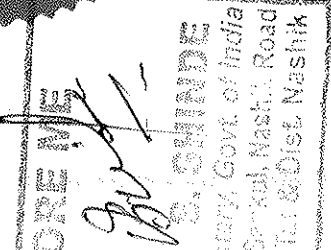


Mr. Naresh Karda

Deponent

Aperties are
Identified by;



BEFORE ME

RAMESH S. GHANDE
Advocate & Notary, Govt. of India
Off. 3/C, Ishwar Ganesh, Nashik Road
Resi. Lohavli, Tal. & Dist. Nashik

