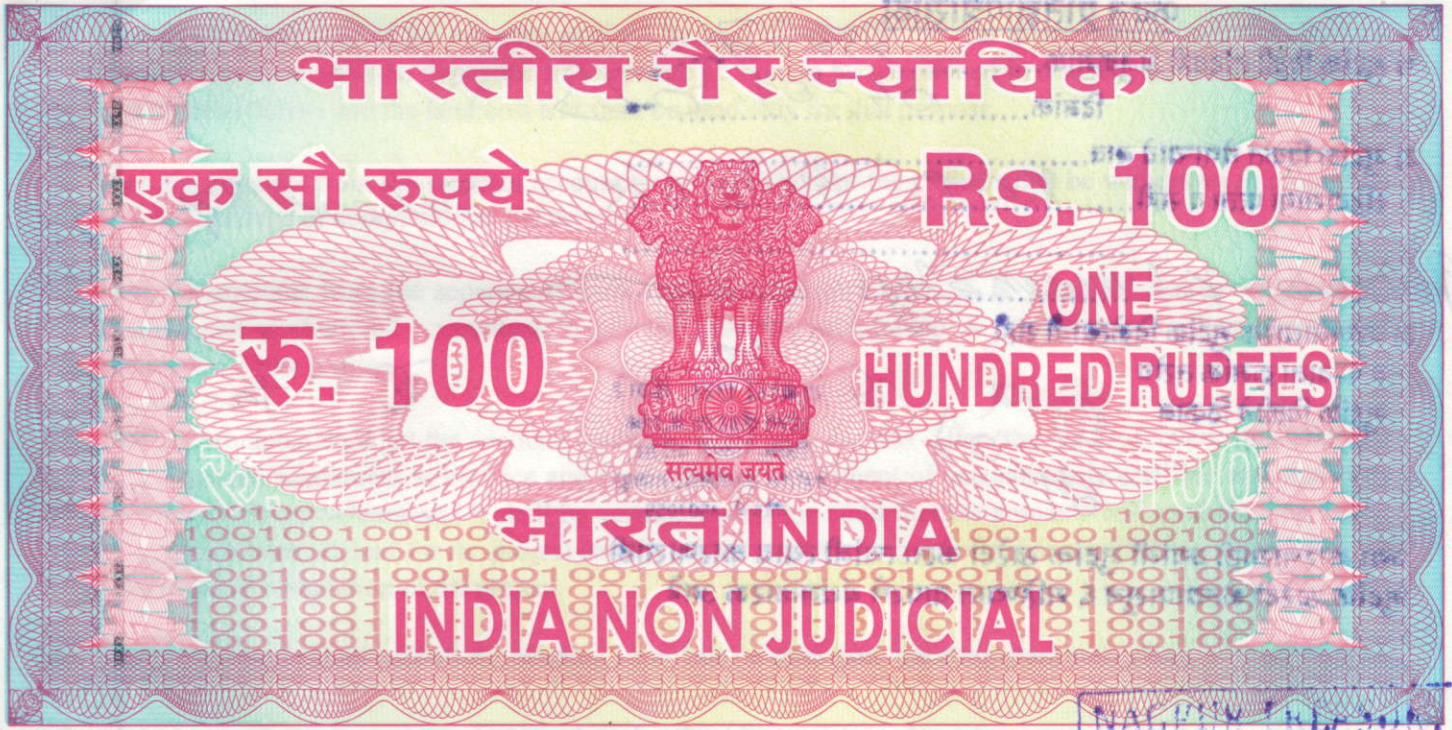
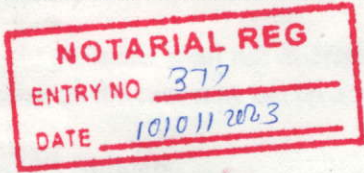




महाराष्ट्र MAHARASHTRA

2022



11AA 815056

13 JAN 2023

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 **M/S KDR Builders** acting through its partners Mr Kulvinder Singh Dhillon, aged 39 years, Mr. Raj Goverdhan Sakhare Aged 39 years, Mr. Digvijayant Wasudeo Tumdam Aged 44 years are the promoters of the project. All Resident of Nagpur.

We, Mr. Kulvinder Singh Dhillon, Mr. Raj Goverdhan Sakhare, Mr. Digvijayant Wasudeo Tumdam, partners Of **M/S KDR Builders** the Promoters of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter have / has a legal title to the land on which the development of the project is proposed.
2. That, the said land is encumbered for Project Loan worth **Rs 1.5 Cr** from **Arvind Sahakari Bank Ltd** taken on **Registered Mortgage** of the said property for Construction of the Flat Scheme and Meeting the NIT Demand.
3. That the time period within which the project shall be completed by me/Promoter is 31/12/2028.



फवत प्रातेज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....

दिनांक.....

35277

04-01-2023

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही.....

ROR Builders

Sadar agt

Partner - Kulvinder Singh

3) परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

ROR

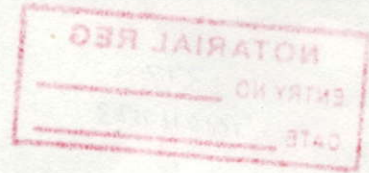
04-01-2023

सुबोध एस. केंगरे
रटॅन्व सेंटर ला. नं. 7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
कोड नं. 4601059

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For sale

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ महिन्यात 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.

For M/s KDR Builders,

Kulvinder Singh Dhillon

Mr. Kulvinder Singh Dhillon (Partner)

Deponent

For M/s KDR Builders,

S. O. Raj

Mr. Raj Goverdhan Sakhare (Partner)

Deponent

For M/s KDR Builders,

Digvijayant Wasudeo Tumdam

Mr. Digvijayant Wasudeo Tumdam (Partner)

Deponent



I do Sworn Solemnly Affirmed
by an abare

Who is personally Known to
me / identified by —
before me on this 10th day
of Jan 2023 at Nagpur

Archana D. Jaiswal
10/01/2023

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

Verification

We, 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 we have not concealed any material facts.

Verified on this day of.....

For M/s KDR Builders,

Kulvinder Singh

Mr. Kulvinder Singh Dhillon (Partner)

Deponent

For M/s KDR Builders,

S. Govardhan

Mr. Raj Goverdhan Sakhare (Partner)

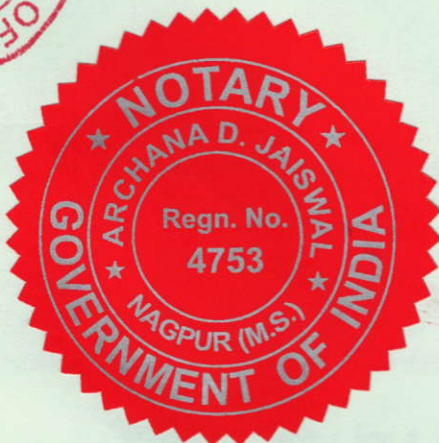
Deponent

For M/s KDR Builders,

Digvijayant Wasudeo Tumdam

Mr. Digvijayant Wasudeo Tumdam (Partner)

Deponent



Be Sworn Solemnly Affirmed
by on above

Who is personally Known to
me / identified by 10m
before me on this 10th day
of Jan 2023 at Nagpur

Archana D. Jaiswal
10/10/2023
ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPET
NAGPUR-440010.

