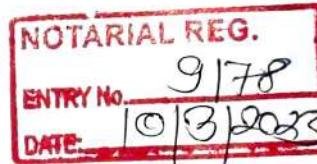




महाराष्ट्र MAHARASHTRA

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FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **SHRI. UTTAM M. KHADGI (PROPRIETOR OF M/S ROYAL BUILDCON)** promoter of the proposed project "**ROYAL HEIGHTS**" / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **24/02/2023**;

I, **SHRI UTTAM M KHADGI** 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

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.

*ukhadgi*

(Shri. Uttam M. Khadgi)  
Deponent

**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 24th on this February day of 2023

*ukhadgi*

(Shri. Uttam M. Khadgi)  
Deponent



SWORN BEFORE ME ON THIS 10 TH  
DAY OF March 23 AT NAGPUR BY  
SHRI./SMT./K. Uttam m. Khadgi  
R/O. NAGPUR WHO HAS BEEN IDENTIFIED  
BY SHRI./SMT. Selvi  
ADVOCATE NAGPUR

Mrs. S. B. MATTA  
Advocate & Notary  
018-B, Clerk Town, Nagpur-4





भारत सरकार  
Government of India

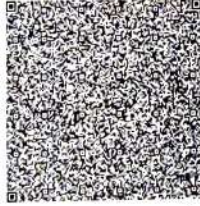
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0664/40028/56608

To  
उत्तम मारोतराव खडगी  
Uttam Marotrao Khadgi  
Khadgi Niwas Plot No. 4  
New Perna Nagar  
Near Aakar Nagar  
Katolroad  
Nagpur, Maharashtra - 440013  
8857823949

Signature valid

Digital signed  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA, IS  
Date: 2023-09-05 07:51:20  
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

**7337 2575 4201**

VID : 9137 7406 5022 3727

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



उत्तम मारोतराव खडगी  
Uttam Marotrao Khadgi  
जन्म तारीख/DOB: 03/09/1957  
पुरुष/ MALE

**7337 2575 4201**

VID : 9137 7406 5022 3727

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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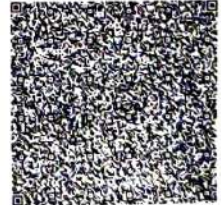


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
खडगी निवास प्लॉट नं. 4, न्यू प्रेरणा नगर, आकार नगर  
जवळ, कातोळरोड, नागपूर,  
महाराष्ट्र - 440013

Address:  
Khadgi Niwas Plot No. 4, New Perna Nagar,  
Near Aakar Nagar, Katolroad, Nagpur,  
Maharashtra - 440013



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*akhadgi*