


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
52AA 845755
18 JUL 2023
Stamp Head Clerk / Sr. Clerk

MRS No. 1556
DATE 14 AUG 2023

**FORM 'B'**

**[See rule 3(4)]**

**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 KESHAVAM-INFRA PARTNER SHRI AKSHAT S/O RAMKRISHNA PODDAR** promoter of the proposed project **"KESHAVAM CITY-7"** / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **03/08/2023;**

I, **M/S KESHAVAM-INFRA PARTNER SHRI AKSHAT S/O RAMKRISHNA PODDAR** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
Shakuntala K. Jain
Dist. Nagpur
R No. 4670
GOVT. OF INDIA

0 3 AUG 2023

फक्त प्रतिज्ञापत्र साठी (अनुच्छेद ४) १५०२६

१. मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक :

२. मुद्रांक विकत घेणाऱ्याचे नांव : केशावाम इन्फ्रा, ना

रहिवाशी पत्ता व सही

३. [illegible] मुद्रांक विक्रेत्याची सही व परवाना [illegible] विक्रीचे ठिकाण/पत्ता

Doshi

कु.डी.एच.दोशी
ला.नं. 4/96 कोड नं.4001030
गांधीबाग, नागपूर.

[illegible] प्रयोजनासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक कागदाची आवश्यकता [illegible] (शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणाकरिता ज्यांनी मुद्रांक खरेदी केली त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ [illegible] वापरणे बंधनकारक आहे.

NOTARY
Shakuntala K. Jain
Dist. Nagpur
R No. 4670
GOVT. OF INDIA

1. That I / promoter have / has a legal title to the land on which the development of theproject is proposed

AND

legally valid authentication of title of such land along with an authenticated copy of theagreement between such owner and promoter for development of the real estate project isenclosed 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 projectfrom the allottees, from time to time, shall be deposited in a separate account to bemaintained in a scheduled bank to cover the cost of construction and the land cost andshall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall bewithdrawn 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 anengineer, an architect and a chartered accountant in practice that the withdrawal is inproportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of everyfinancial year by a chartered accountant in practice, and shall produce a statement ofaccounts duly certified and signed by such chartered accountant and it shall be verifiedduring the audit that the amounts collected for a particular project have been utilised forthe project and the withdrawal has been in compliance with the proportion to thepercentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competentauthorities.

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

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

Akshat Poddar

(Shri.Akshat S/o RamkrishnaPoddar)
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothingmaterial has been concealed by me therefrom.

Verified by me at 03rd on this Augustday of 2023

Akshat Poddar
KESHAVAM INFRA
Authe Sign / Partner

(Shri. Akshat S/o RamkrishnaPoddar)
Deponent

Jain
ur
70
INDIA

Document present by parties
Notarised as per ID Adhar Card
shown if any thing found wrong parties
are responsible for the same

N.R.S No. 1556
Solemnly affirmed before me by
Shri. Akshat Ramkrishna Poddar
who is personally known to me has
been. identified by Shri. ____
_____ Advocate whom
personally known.
Date 14 AUG 2023

MRS. SHAKUNTALA K. JAIN
Advocate & Notary Public
Dist. NAGPUR
Govt of India Reg. No. 4570
Pages Three

NOTARY
Shakuntala K. Jain
Dist. Nagpur
R No. 4670
GOVT. OF INDIA

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