

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
49AA 114557
- 5 SEP 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 18203
DATE 08 SEP 2023

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 Mr./Ms. **K.M.C Realtor** Promoter of the proposed project /duly authorized by the promoter of the proposed project, ,"VIDHAYAM RESIDENCY" Cts/Sur/Kh. No. Plot No 210/5 and 210/4 Kh. No. 2-3/1 and 2-3/4 CTS No 1 Sheet No 463/13 Mouza: Chikhali (Deosthan) Tah & Dist: Nagpur-440017 vide its/his/their authorization dated 8/9/2023

I, Ms. **K.M.C Realtor** 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 isproposed

OR

_____have/has a legal title 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 said land is free from all encumbrances.

OR

That, details of encumbrances_____including details of any rights, title, interest or name of any party in or over such land, along with details.

NOTARY
Vikal Omprakash Chaudhari
Nagpur
Maharashtra India
Regn. No.
16125
My Term Expires on 02-01-2026
GOVT. OF

१) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
२) नोंदणी होणार असलेले दुय्यम निबंधक कार्यालयाचे नाव	दुय्यम निबंधक क्र
४) मिळकतीचे वर्णन -	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	के.एम.सी. रियलटर्स
७) दुसऱ्या पक्षकाराचे नाव	
८) हरते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अ	22518 /दिनांक 07 SEP 2023
११) मुद्रांक विकत घेणाऱ्याची सही	
नागणाथ गं. मोहाडीकर	मुद्रांक विक्रेती, ला. क्र. १५/९१, कोड क्र ४६०१०३३ जिल्हाधिकारी परिसर, ल. कार्यालये, नांदेड

3. That the time period within which the project shall be completed by me/Promoter is. **(31 /08/2028)**

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.

K.M.C Realtor
Deponent

K. M. C. REALTOR

Partner

Verification

I, 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 I have not concealed any material facts.

Verified on this **08** **Sep.** **day of 2023**

K.M.C Realtor
Deponent
K. M. C. REALTOR
Partner

NOTARY
Vikal Omprakash Chachra
Nagpur
Maharashtra India
Regn. No.
16125
My Term Expires
on 02-01-2025
GOVT. OF INDIA

NOTARY
Vikal Omprakash Chachra
Nagpur
Maharashtra, India
REGN. NO
16125
GOVT. OF INDIA

Sworn before r on this 08th
day of Sept. 2023 at Nagpur by
Shri/Smt./Ku. As above
R/o. Nagpur who has been identified
by Shri/Smt.
Advocate, Nagpur

08 SEP 2023

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

