भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

DD 850977

18 FEB 2025

NOTARIAL REG. 6785

DATE 24/2/2025

S. R. MATTA NOTARY NAGPUR (M.S.) INDIA Regn. No. 6776 GOVT. OF INDIA

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **R K DEVELOPERS**, Promoter of the Proposed project **Through its Promoter Ravi Mittal** duly authorized by the promoter of the proposed project.

I, **Ravi Mittal**, the promoter of **R K DEVELOPERS,** Promoter of the Proposed project named and styled as **"RADHA KRISHNA NAGAR",** situated at Khasra No.12/1, 12/2, Mouza: Parsodi(Gr), PH NO. 42,in Tahsil: Nagpur(Gr) District: Nagpur, 441108 duly 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.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter from the date of registration is 31/12/2027.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 have 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.

R K Developers

Partner

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 **Nagpur** on this 22nd day of **February, 2025.**

R K Developers

Partner

DEPONENT

NOTARY MRS. S. R. MATTA DIST. NAGPUR (M.S) INDIA REGD. No. 6776 GOVT. OF INDIA

S. R. MATTA NOTARY NAGPUR DIST. (M.S.) INDIA Regn. No. 6776 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 24th DAY OF Feb 2025 AT NAGPUR BY SHRI / SMT./ Ku. Ravi Mittal R/o NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI / SMT. ..... ADVOCATE, NAGPUR.

Mrs. S.R. MATTA
Advocate & Notary
31A-B, Clarke Town, Nagpur

NOTARY NAGPUR GOVT. OF INDIA

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