

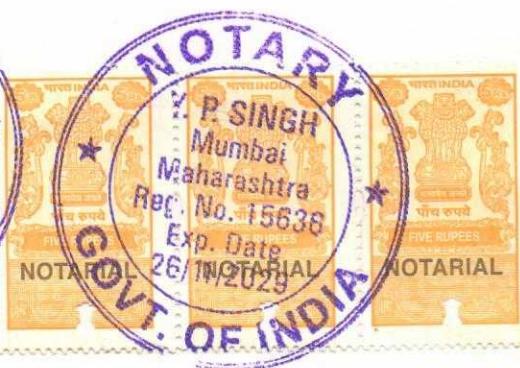
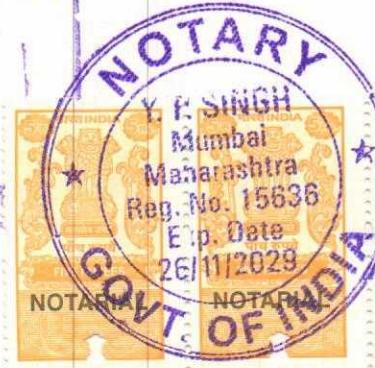


महाराष्ट्र MAHARASHTRA

जिल्हा कोवागार कार्यालय, वरण

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CY 439686



FORM B

17 FEB 2025

[Rule 3(6)]

#### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of, **Kent Corporation** through its Partner and authorized signatory

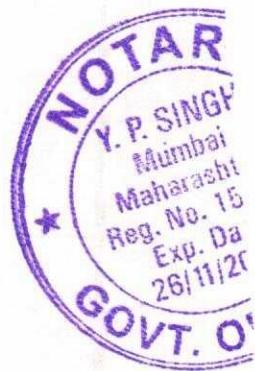
**Mr. Rohit Gul Vatiani** Promoter of proposed project “**Adityaraj Midtown**”, do hereby solemnly declare, undertake and state as under:

We the promoter of the proposed project, “**Adityaraj Midtown**” situated at on Plot No.203,204, C.T.S. No.203,204, Division/Village/ Town Planning Scheme No.1 Situated at D.L Vaidya Marg & Sena Bhavan Path Road/ Street in G/ North Ward at Dadar West, Mumbai – 400028 do hereby solemnly declare undertake and state as under:

17 FEB 2025

आडपत्र-१ / Annexure-II

|  |  |
|--|--|
| १. मुद्रांक विक्री नोंदवाही अनु. क्रमांक/ दिनांक   | 106527                                       |
| २. दस्तावचा प्रकार   | Under  |
| ३. दस्त नोंदणी करणार आहेत का?  | होय / नाही                                   |
| ४. मिळकतीचे योडकयात वर्णन  |  |
| ५. मुद्रांक विक्री वेणाऱ्याचे नाव व सही  | Kent Corporation<br>NITCO                    |
| ६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही  |  |
| ७. दुसऱ्या पक्षकाराचे नाव  |  |
| ८. मुद्रांक शुल्क रब्बकम   |  |
| ९. परवानाधारक मुद्रांक विक्रेत्याची तही व परवाना क्रमांक तपेच<br>मुद्रांक विक्रीचे ठिकाण / पत्ता             | सौ. रोहिणी आर. किंवदा<br>परवाना क्र. १२०१०२४ |
| १०. दृश्यांक नं. ग्राहक खरेदी केला त्याची त्वाव काळ्याताती सर्वेक खरेदी नोंदवाही करावात<br>वापरातील नं. क्र. |  |



प्राप्त नोंदवाही यांनी ग्राहक खरेदी केला त्याची त्वाव काळ्याताती सर्वेक खरेदी नोंदवाही करावात वापरातील नं. क्र.



1. That we promoter have a legal title Report 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 project is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30/06/2028.
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 shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That I 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 I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottees at the time of allotment of any apartment, plot or building as the case may be.

Deponent

Mr. Rohit Gul Vatiani

Partner of Kent Corporation

#### Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

17 FEB 2025.

Verified by me at \_\_\_\_\_ Dist. \_\_\_\_\_ on this ..... day of .....

BEFORE ME

Y. P. SINGH  
B. Com. LL.B.  
NOTARY GOVT. OF INDIA  
Regn. No. 15636  
R.O. 29/17, A.H. Marg, Gr-17,  
Near Shivsena Office, Powai Road,  
Surya Nagar, Vikhroli (W), Mumbai-83

Deponent  
Mr. Rohit Gul Vatiani.

Partner of Kent Corporation