

OR

Ghaudhari and Badgujar Associates Have/has a legal title Report to the land on 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 land is free from all encumbrances.

OR

That details of encumbrances as per as per EC including dues and litigation, 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 from the date of registration of project is 30/12/2026

4. (A) For New Projects: 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

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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.

OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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, since the estimated receivable of the project is less than the estimated cost of completion the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I /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.

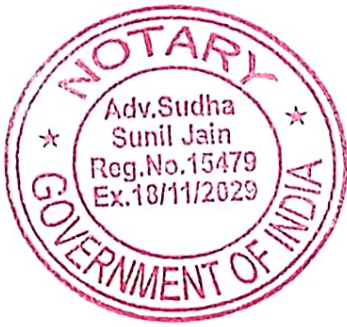
9. That I /the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

NOTED & REGISTERED

Gr No 345

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Prakash Shankar Badgujar
Partner in Chaudhari and Badgujar Associates,
POA Holder
Chaudhari & Badgujar Asso.

Verification

Partner

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 Dhule on 27th day of February, 2025



NOTED & REGISTERED

Sr No 345

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Prakash Shankar Badgujar
Partner in Chaudhari and Badgujar Associates,
POA Holder

Chaudhari & Badgujar Asso.

BEFORE ME

Partner

NOTARY

Adv Sudha S Jain

BSL LL.B

NOTARY (Reg. No 15479)

22/A, Shivshankar Colony,

Chitod Road, Dhule-424001 (M.S.)

Mob 9373788253 8149492800

Solemnly affirmed before me at
Dhule Bv Shri. Prakash Shankar Badgujar
Who is Identified by Shri As per Father's Card
to Whom, personally Know

Date 3/3/2025
Dhule

NOTARY