

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DH 933290



मुद्रांक पुरवठा
दिनांक-
- 5 MAY 2025
मुद्रांक वितरक लिपीक
कोषागार कार्यालय, अकोला

FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Santoshkumar Narendrakumar Heda**, Partner of **Marvel Trinity Real Estate LLP**, being the promoters of the proposed project **Yamuna Business Park at Nazul Sheet No. 80, Nazul Plot no. 6/1/2(P2+5)A, C.T.S. No. 6/1/2A mouje Umarkhed, Tq. & Dist. Akola 444001** the promoter of the project, duly authorized.

I, **Mr. Santoshkumar Narendrakumar Heda** duly authorized by the promoter of the proposed project- **Yamuna Business Park at Nazul Sheet No. 80, Nazul Plot no. 6/1/2(P2+5)A, C.T.S. No. 6/1/2A mouje Umarkhed, Tq. & Dist. Akola 444001,** do hereby solemnly declare, undertake and state as under:

1. That I has a legal title Report to the land on which the development of the project is proposed

AND

NOTARY
Shrikant V. Dankekar
Akola Distt.
R.No. 5353
GOVT. OF INDIA

I 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.

3. That the time period within which the project shall be completed by me from the date of registration of the project is **31/08/2026**.

4. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 has 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Akola on this day of March 2026.

Deponent

NOTED & REGISTERED
Sr.NO.
4218
7131

Each Executant has been Identified by
Shri Rohit A. Gawande
Know to me the execution is to my
Satisfaction.

Attested
Before me

Shrikant V. Kankekar
NOTARY
GOVT. OF INDIA
V.H.B. Colony, AKOLA
7/3/26

ARY
Kankekar
Distt
5353
OF INDIA