



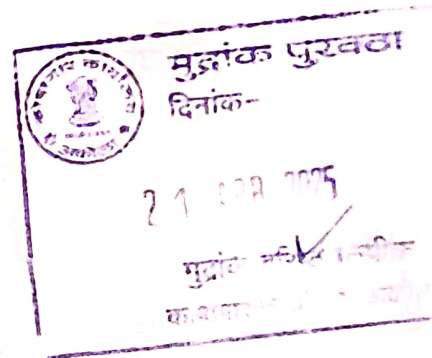
महाराष्ट्र MAHARASHTRA

2024 23 APR 2025

DH 899951



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



### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nitin Rajesh Mutha, Partner of M/s Artham Ventures, being the promoter of the proposed project Vighnaharta Residency at Shet Survey No. 24/1, Layout Plot No. 01 at Taluka & District Akola, 444001, duly authorized.

I, Nitin Rajesh Mutha duly authorized by the promoter of the proposed project Vighnaharta Residency at Shet Survey No. 24/1, Layout Plot No. 01 at Taluka & District 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

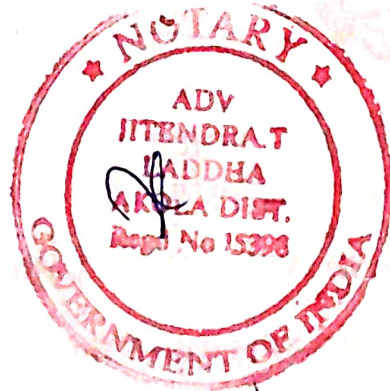
AND

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.

दिनांक: ११/०१/१९८९  
 पक्ष: १. श्री. २. श्री. ३. श्री.  
 विषय: १. २. ३.  
 मुद्रांक नं. २५/२००९  
 तारीख: २३-५-८९  
 हस्ताक्षर: *[Signature]*  
 पद: *[Signature]*



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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 31/12/2026.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 23rd day of April 2025.

*[Signature]*  
Deponent

12 3 APR 2025

## AFFIDAVIT

Filed & Regd. at  
Sr. No. 2390/2025  
Dated 23/4/25

Certified that the document/  
Affidavit contains page Nos.  
(Total)

Sworn before me on day of 23/4/25  
by Shri/Smt. Shri Rajesh Kumar  
Aged 29 yrs., Occu. Business, r/o  
Shri Naga Singh  
identified by 154.31781592305  
who is personally known to me and whose  
signature hereto been subscribed



*[Signature]*  
J. T. LADDHA  
ADVOCATE & NOTARY  
Recognized by Government of India  
Dist. AKOLA (M.S.)

