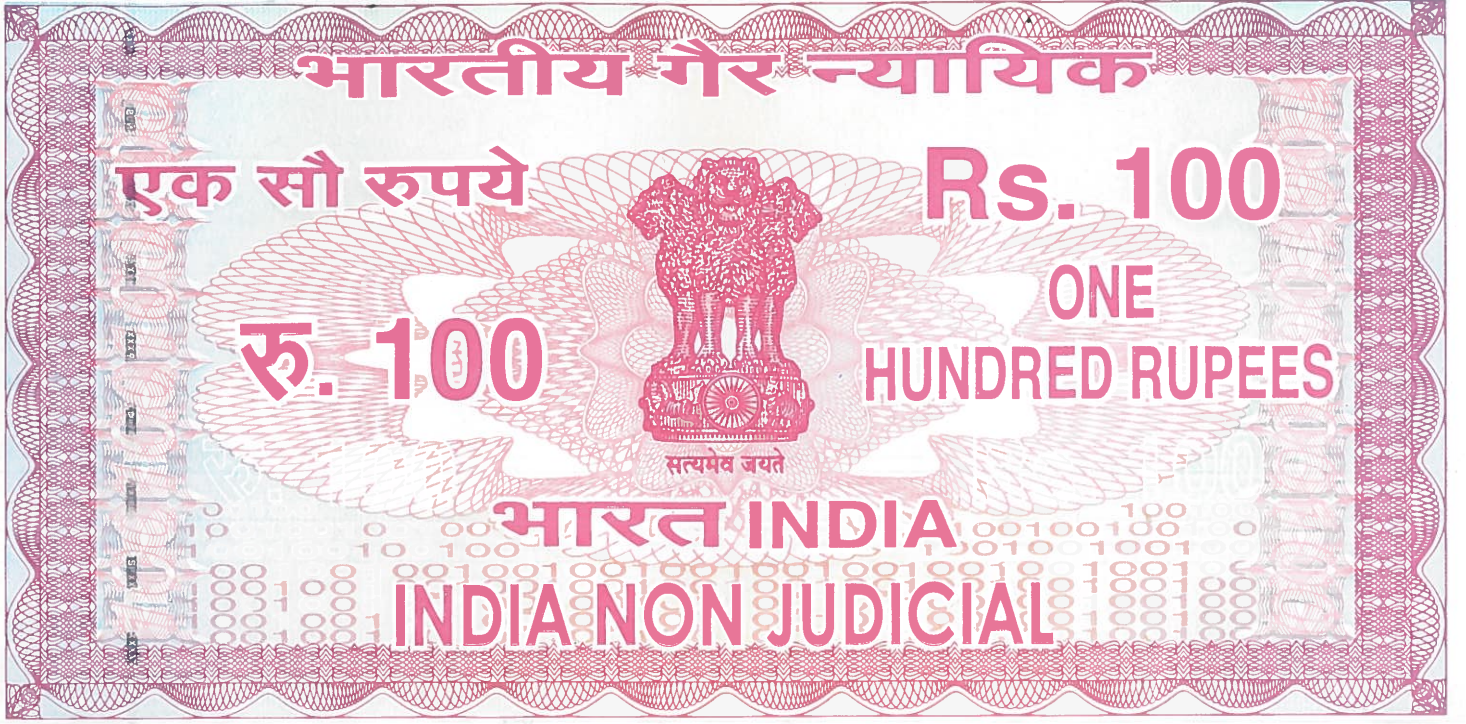




महाराष्ट्र MAHARASHTRA

ZF 727400

14/08/2022
11/9/2022

सनशाइन इनफ्राटेक प्रा. लि.
प्रसाद भालेकर
Bhalekar

विजय बी. मुदडा
मुद्राक विक्रेता, अमरावती कालनी
अमरावती शहर, ला. नं. ११/१९९०
पो. १८१००५४/२९



FORM 'B'

[See rule3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

R.S. No. 31/2022
09/01/2022

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pradhnyakar Haridas Bhalekar, Aged
about - 34 years, (Authorized Signatory & Proprietor) of M/s Sunshine
Infratech, Amravati (Promoter) of the proposed New project "Mahind

Notary
SHRIKANT M. KHORGADE
NOTARY Advocate For
At District M. S. India

B
Bhalekar

Wisdom", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Pardhnyakar Haridas Bhalekar (Authorized Signatory & Proprietor), duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has entered for Development agreement with Vidarbha Education Society vide Reg. no. ARN2-275-2020 for the land on which the development of the proposed New project is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the development agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before 30/06/2026.

4. **(a) For New projects:-**

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.

(b) For ongoing project on the date of commencement of the Act.

That seventy per cent of the amounts to be realised 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 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 utilised for the project and the withdrawal has been



Notary

HRIKANT M. KHORGADE
NOTARY Advocate For
Amravati District (M.S.) India

B. Bhalekar

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.



Notary

N.R.S. No. 31/2022
09/01/2022



For M/s Sunshine Infratech

B

Bhalekar

Pradhnayakar Haridas Bhalekar

(Proprietor & Authorized Signatory)

(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 on this day of 08/01/2022.

I Do swear In the name of god
solemnly affirm

That This is my name and signature (or mark) and that the contents of this my affidavit are true.

Bhalekar

Signature of deponent

[Signature]
Signature of Notary

SHRIKANT M. KHORGADE

NOTARY Advocate For
Amravati District (M.S.) India

For M/s Sunshine Infratech

B

Bhalekar

Pradhnayakar Haridas Bhalekar

(Proprietor & Authorized Signatory)

(Deponent)

