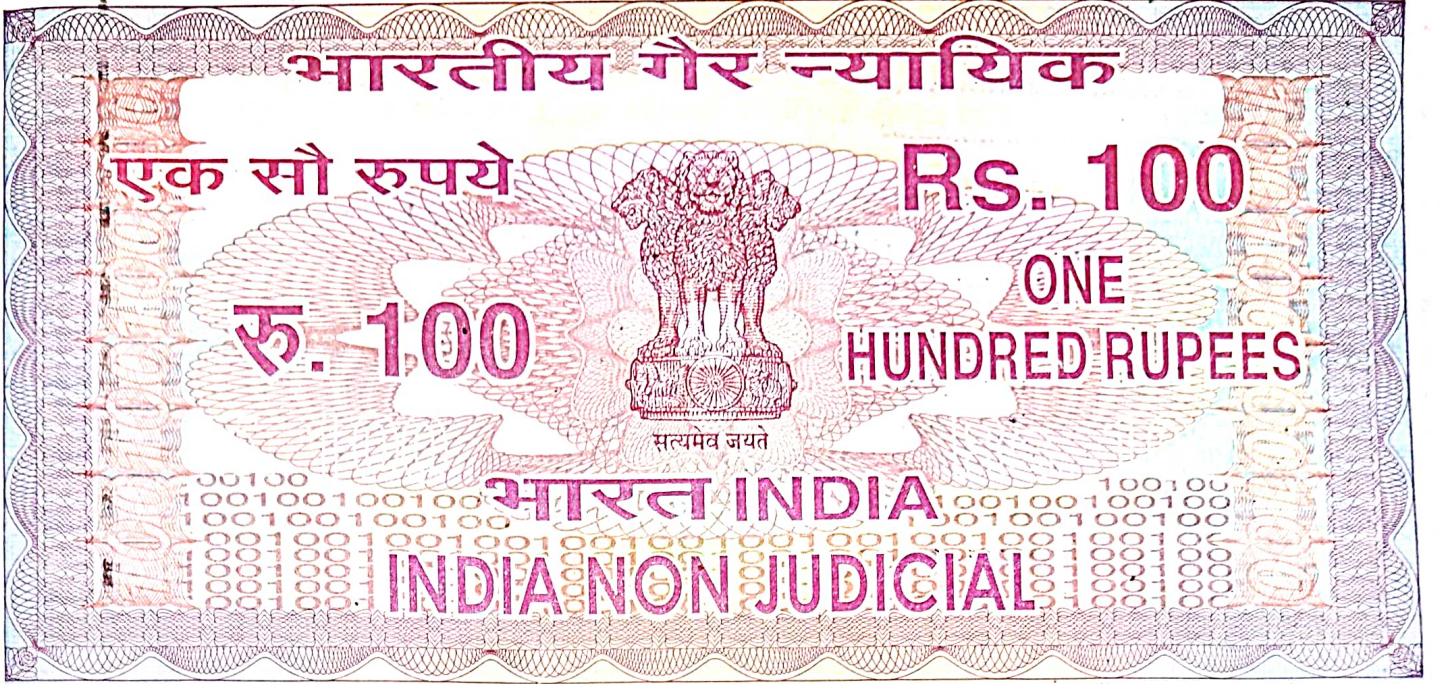
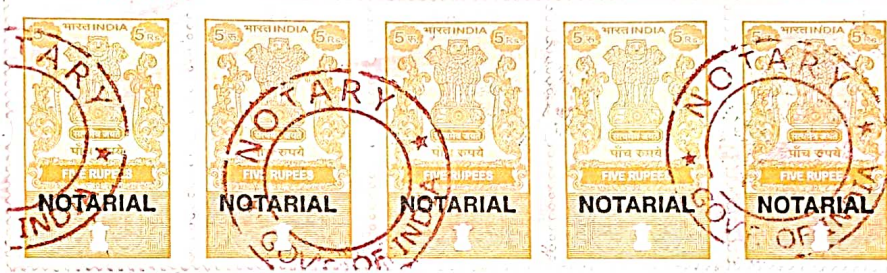




महाराष्ट्र MAHARASHTRA

2023

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- 7 DEC 2023

पञ्जीकृत लिपिक/उप-लेखापाल
कोषागार कार्यालय, वर्धा.

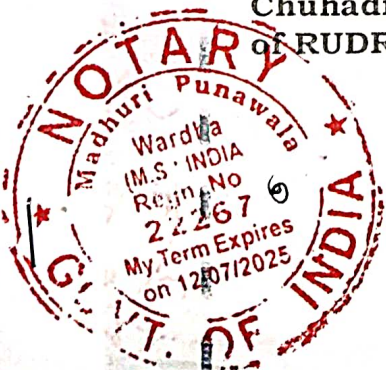
NOTARIAL REG.
ENTRY NO. 4040/23
DATE 27/12/2023

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Niraj Attarchand Khatri, Mr. Esshan Sudhir Khatri, Mr. Mohan Laxmanrao Gulhane, Mr. Surendra Rambhau Tank, Mr. Nandkishor Alias Gopal Mangilalji Panpaliya, Mr. Ashokkumar Chuhadmal Mandhan And Mr. Anand Prafulkumar Darda being partners of RUDRAKASH ASSOCIATES a partnership firm declare



that we are Promoters of the Plots development project named and styled as **Dream Park Sr. No. 49/1/4, Mouza – Sindhi (Meghe), Tahsil – Wardha, Dist. Wardha – 442001.**

We, Mr. Niraj Attarchand Khatri, Mr. Esshan Sudhir Khatri, Mr. Mohan Laxmanrao Gulhane, Mr. Surendra Rambhau Tank, Mr. Nandkishor Alias Gopal Mangilalji Panpaliya, Mr. Ashokkumar Chuhadmal Mandhan And Mr. Anand Prafulkumar Darda, being partners of RUDRAKASH ASSOCIATES a partnership firm declare that we are the Promoters of the Plots development project named and styled as Dream Park Sr. No. 49/1/4, Mouza – Sindhi (Meghe), Tahsil – Wardha, Dist. Wardha – 442001. do hereby solemnly declare, undertake and state as under:

1. That We have a Legal Title Report to the land on which the development of the project is proposed

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 plots 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 is **30/06/2028** from the date of registration of project;

4. (a) For new projects:

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.

- (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 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.

OR

- (ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.



5. That the amounts from the separate account shall be withdrawn in accordance with Rule
6. That we will 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 we will take all the pending approvals on time, from the competent authorities.
8. That we will 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.



Ashtabhuja Chowk, Wardha

Signature of Deponent

E.S. Phatri

Deponent

Verification

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

Verified by me at Wardha this 15th day of DECEMBER - 2023.

Signature of Verifier



E.S. Phatri

Deponent

Attested

Signature of Madhuri Punawala

MADHURI PUNAWALA
Advocate & Notary
Ashtabhuja Chowk, Vitthal Mandir
Road, Wardha-442601 (Maharashtra)