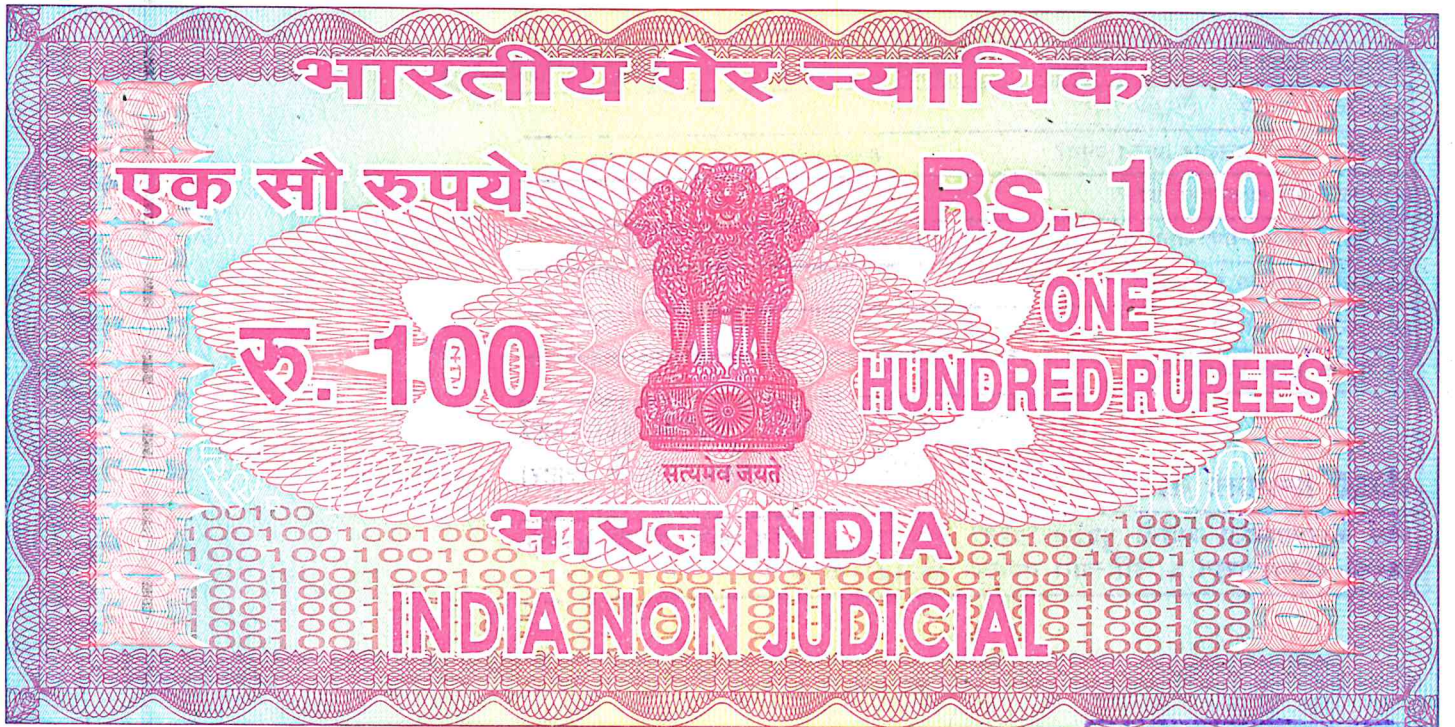




महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
53AA 004438

13 OCT 2023

Stamp Head Clerk / Mr. L. M.



FORM 'B'

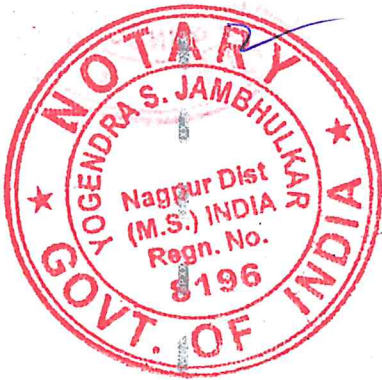
[See rule 3(6)]

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 Shri. Jayant Madhavrao Khalatkar previous promoter of the proposed project "Silver Park 15," duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 04/10/2023.

I, Jayant Madhavrao Khalatkar, previous promoter of the proposed project/duly authorized Tirupati Developers (Through Partner Mr. Rahul Arunrao Urganlawar), Owner and Current Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



१) मुद्रांक विक्री नोंद यही अनुक्रमांक ३४४२२ / दिनांक १६/१०/२०२३

२) दस्तावेजा प्रकार GA

३) दस्त नोंदणी कारणार आहेत काय? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व राहणी

लिकपती डेव्हलपर्स

६) हस्ते असाव्यास त्याचे नाव, पत्ता व राहणी

७) दुसऱ्या पक्षाकराचे नाव

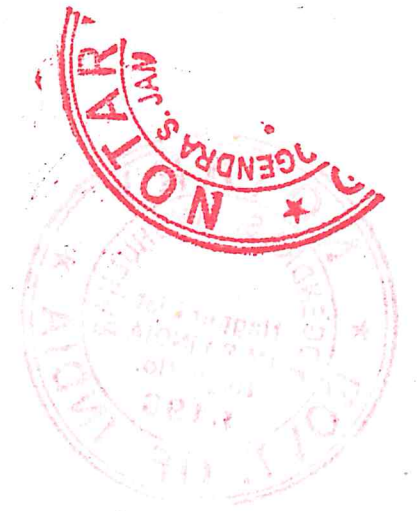
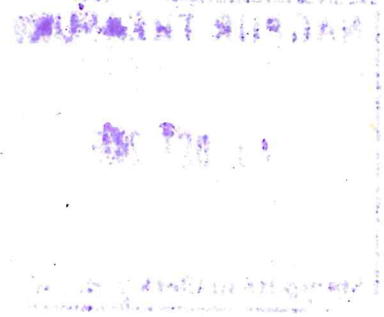
८) मुद्रांक शुल्क रु. १००

A

श्रीमती स्तुमाता कावरे

मुद्रांक विक्री, स्वा.क्र. १/१९९६, कोड क्र. ४६०१०४३
जिल्हाधिकारी परिषद, त. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



1. That I / promoter have / has a legal title 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 real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 30TH November 2028.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



DEPONENT

Mr. Jayant Madhavrao Khalatkar

Previous Promoter

Acting Through duly constituted Attorney

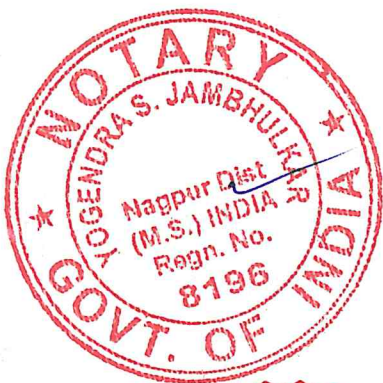
M/s Tirupati Developers

Through Partner Mr. Rahul Arunrao Uppanlawar)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this ____day of November2023.



DEPONENT

[Signature]

Mr. Jayant Madhavrao Khalatkar

Previous Promoter

Acting Through duly constituted Attorney

M/s Tirupati Developers

Through Partner Mr. Rahul ArunraoUppanlawar

SWORN BEFORE ME ON THIS ...02...
DAY OF ...Nov. 2023... AT NAGPUR BY
SHRI/SMT./KU...*cs abn*...
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT.....
ADVOCATE, NAGPUR.

[Signature]
NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA

