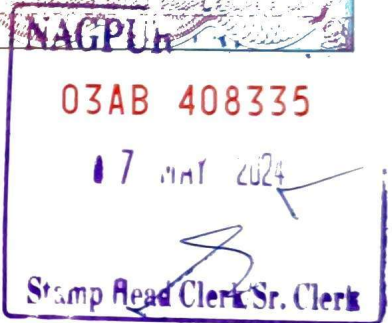
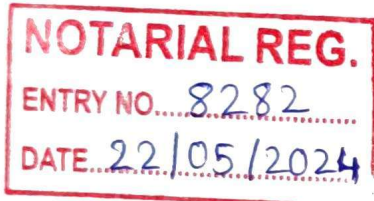




महाराष्ट्र MAHARASHTRA

2024



FORM B

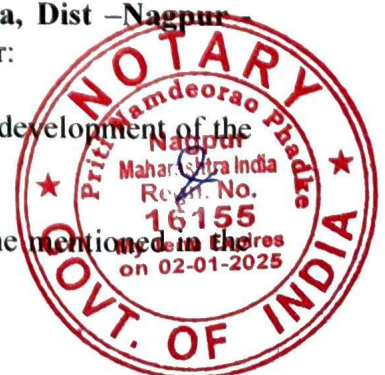
[Rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of "Sunita Vikasrao Khadke, Anita Yashwantrao Pathade, Rohini Rajeshrao Hivase" Landowners of the project "Silver Tower -2" bearing "Khasara No. -91/1, Plot No -17, Situated at Village -Wagdara, Taluka -Hingna, Dist -Nagpur -441110"

"Sunita Vikasrao Khadke, Anita Yashwantrao Pathade, Rohini Rajeshrao Hivase" Landowners of the project "Silver Tower -2" bearing "Khasara No. -91/1, Plot No -17, Situated at Village -Wagdara, Taluka -Hingna, Dist -Nagpur -441110" do hereby solemnly declare, undertake and state as under:

1. The Promoter has legal title report on the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances except the one mentioned in the Finance Encumbrance.



- 3 That the time period within which the project shall be completed by promoter on or before **31/12/2028**.
- 4 Seventy Percent 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- 5 The amount from separate account shall be withdrawn in accordance with RERA rule 5.
- 6 **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 in compliance with the proportion to the percentage of completion of the take all project.
- 7 **The Promoter** shall take the pending approvals on time, from the competent authorities.
- 8 **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 **The Promoter** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10 **The Promoter** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]
IDEA INFRAVENTURES
 Deponent

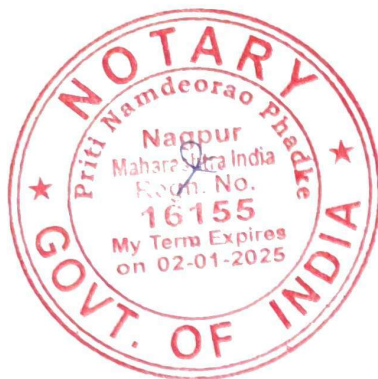
Verification

PARTNERS

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

Deponent
IDEA INFRAVENTURES
[Signature]
PARTNERS



Sworn before me on this 22th
day of May 2024 at Nagpur by
Shri/Smt./Ku. Sunita V. Khadke & others
R/o. Hingna who has been identified
by Shri/Smt. Self
Advocate, Nagpur.

Phadke
2210512024
NOTARY
Govt. of India
Nagpur (M.S.) India
ADV. PRITI N. PHADKE

