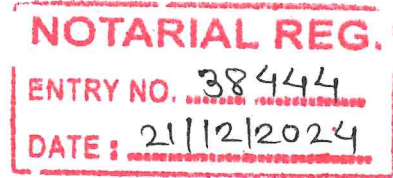




महाराष्ट्र MAHARASHTRA

2024



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 Tirupati Developers (Through Partner Mr. Rahul Arunrao Urganlawar) Promoter of the proposed project "Rajatbhoomi-13", situated on all that Piece and parcel of Agricultural land bearing Kh. No. 86/2 and 86/3, admeasuring 0.81 HR and 0.81 HR respectively thus totalling of 1.62 HR (16,200.00 Sq Mtr), out of which area admeasuring 8812.71 Sq. mtr. have been utilized for the project mentioned above having P.H No. 73, land revenue Rs. 1.43/- and 1.43/- respectively both held in Occupant Class I rights at Mouza - Dongargaon, Tahsil - Nagpur (Rural), District - Nagpur, 441108, duly authorized by the Sanction Authorities of the

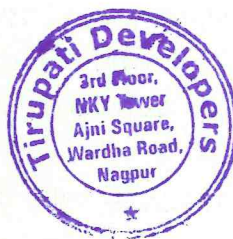
|                                                                                                                               |                                                                                                   |         |            |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------|------------|
| १) मुद्रांक विक्री नोंद वही अनुक्रमांक                                                                                        | 34023                                                                                             | /दिनांक | 6 DEC 2024 |
| २) वस्तुचा प्रकार                                                                                                             | an                                                                                                |         |            |
| ३) वस्तु नोंदणी करणार आहेत का ?                                                                                               | होय/नाही                                                                                          |         |            |
| ४) मिळकतीचे थोडक्यात वर्णन                                                                                                    |                                                                                                   |         |            |
| ५) मुद्रांक विकत घेणाऱ्याचे नाव व सही                                                                                         | निकापती देवदास                                                                                    |         |            |
| ६) हस्ते असल्यास त्यांचे नाव पत्ता व सही.                                                                                     |                                                                                                   |         |            |
| ७) दुसऱ्या पक्षकाराचे नाव                                                                                                     |                                                                                                   |         |            |
| ८) मुद्रांक शुल्क रक्कम                                                                                                       |                                                                                                   |         |            |
| संजय हरडे                                                                                                                     | मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४<br>जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर) |         |            |
| ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे. |                                                                                                   |         |            |



proposed project, vide Is/his/their authorization dated 13.12.2024

I, **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar)** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

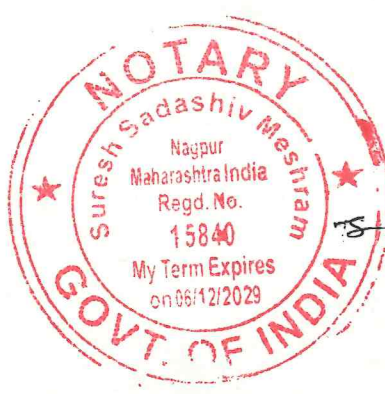
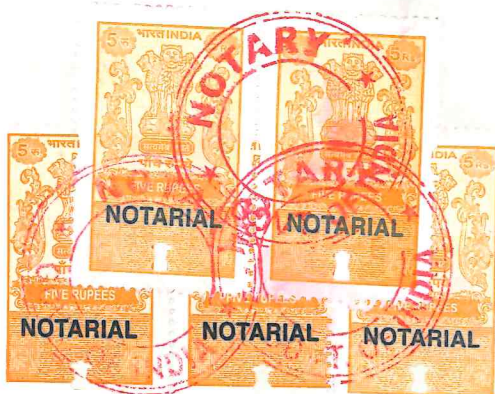
1. That I / promoter have / has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 31<sup>st</sup> December 2029.
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

FOR, TIRUPATI DEVELOPERS  
PROMOTER

(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)



Sworn before me on this 21<sup>th</sup> dt.  
day of Dec 20 24 at Nagpur by  
Shri/Smt./Ku. Above deponent  
R/o. Nagpur who has been identified  
by Shri/Smt. Suresh S. Meshram  
Advocate, Nagpur

21/12/2024  
**Suresh S. Meshram**  
NOTARY  
GOVT. OF INDIA  
Nagpur (M.S.) INDIA

### 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 6 day of December 2024.

DEPONENT



FOR, TIRUPATI DEVELOPERS  
PROMOTER  
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)



Sworn before me on this 21<sup>st</sup> dt.  
day of Dec, 20 24 at Nagpur by  
Shri/Smt./Ku. Above deponent  
R/o. Nagpur who has been identified  
by Shri/Smt. \_\_\_\_\_  
Advocate, Nagpur

21/12/2024  
Suresh S. Meshram  
NOTARY  
GOVT. OF INDIA  
Nagpur (M.S.) INDIA