



महाराष्ट्र MAHARASHTRA

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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 Upganlawar)** Promoter of the proposed project "**Vrindavan Park - 9**", situated on ALL THAT Piece and Parcel of land comprising the Northern Portion of Kh No **66/1** having an area of 1.00 Hecter (10,000 SqMtr) out of which area admeasuring 9893.11 SqMtr have been approved for "Residential" non-agricultural purpose and area admeasuring 5537.71 sqmtr have been used for the project mentioned above situated at **Mouza - Sukali (Gupchup)**, P. H. No. 45, having Rental Rs. 12.46 held in Bhogwatdar Class-1 Rights, Together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and

१) मुद्रांक विक्री नोंद वही अनुक्रमांक	६८०	/दिनांक	15 APR 2025
२) दस्तावेज प्रकार	म		
३) दस्त नोंदणी करणार आहेत का ?	होय/नाही		
४) मिळकतीचे थोडक्यात वर्णन	तिरुपती डेव्हलपर्स		
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	सही		
६) हस्ते असल्यास त्यांचे नाव पत्ता व सही.	सही		
७) दुसऱ्या पक्षकाराचे नाव	सही		
८) मुद्रांक शुल्क रक्कम	सही		
संजय हरडे	मुद्रांक विक्रेता, ला.क्र. ४/८६ कोड क्र. ४६०१०२४ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)		
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.			



belonging thereto, in Tahsil -Hingna and District- Nagpur, 441110 duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated **11/04/2025**.

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 30th April 2030.
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)

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 25 day of April 2025.



DEPONENT

FOR, TIRUPATI DEVELOPERS

PROMOTER

(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)



ATTESTED

VIKAS WALMIKRAO AMBEKAR
ADVOCATE & NOTARY
"Aneapurna", Shop No. 18, 19, MIG Building,
Ridge Road, Rajhata Nagar, Nagpur-24 (M.S.)

I DO SWEAR IN THE NAME OF GOD / SOLEMNLY
AFFIRM THAT THE CONTENTS OF THE AFFIDAVIT AND
SIGNATURE / TESTIMONY OF THE DEPONENT THAT THE
CONTENTS OF THE AFFIDAVIT ARE TRUE

