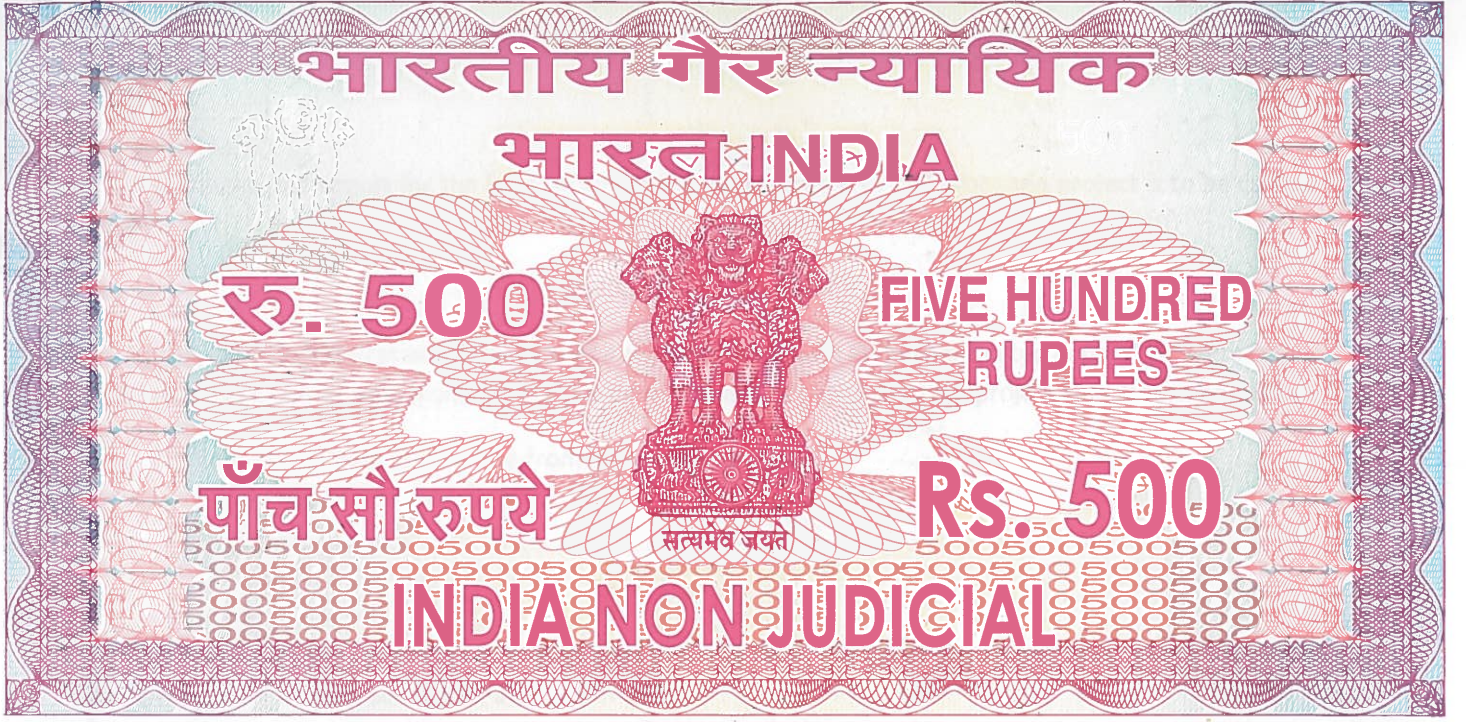




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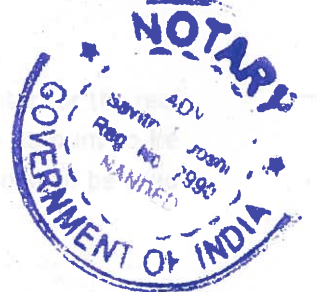
CN 179359

जॉइन्ट-१

Treasury Office Nanded

- 8 NOV 2024

Stamp Head Clerk
NANDED



फॉर्म 'B' / Only For Affidavit

दि. नं. अ. क्र. 4734 दिनांक: 11 NOV 2024
पदमावती डेव्हलपर्स चे खाजगीदार
पदमावती भारत रामिनवार
ता. व. रहीं

प्रां. क्र. 3401029 FORM 'B'
जानन परीवार मुद्रांक प्रकृता दु. नि. का. नं. 13/11/2024

See rule 3(6)

Affidavit cum Declaration

Affidavit cum Declaration of "Padmavati Developers" through Partners 1) Mr. Padmakar Bharat Raminwar 2) Mr. Bharat Vishwanath Raminwar 3) Mrs. Meera Bharat Raminwar Promoter of the proposed project "Padmavati Empire" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/11/2024.

I, Padmavati Developers 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 Report to the land on which the development of the project is proposed

OR



I have a legal title Report for the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project; 30/04/2027

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 amount from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / that 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I/ the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I /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. That I / the promoter have /has furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10. That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

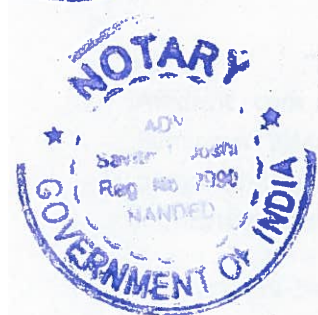
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Verification

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 Nanded on this 19 day of 11-24.

Deponent



14 NOV 2024
"BEFORE ME"
SAVITRI T JOSHI
Advocate & Notary
Government of India
CELL 9421761898

