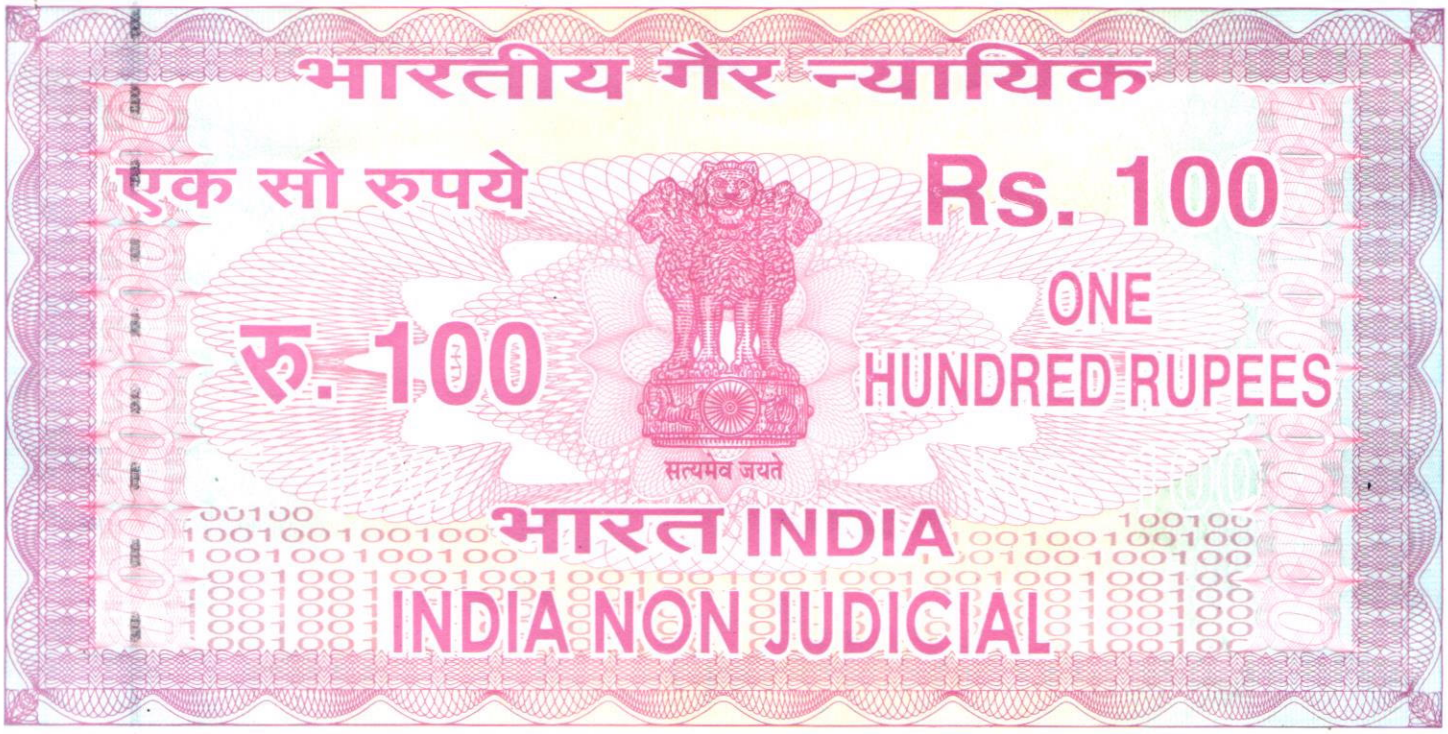


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

82AA 865521

जोडपत्र - 1
फक्त प्रतिज्ञापत्रासाठी / ONLY FOR AFFIDAVIT
दुय्यम निबंधक वर्ग
दस्त क्रमांक 1245/ दिनांक 10 MAY 2024
दस्त विक्री करणार
दस्त विकत घेणार
दस्त हजर करणार
प्रमुखी भागोजी खंदारे
प.क्र. 3401031, जि. न्या. नांदेड

Treasury
Stamp Head Clerk
NANDED

NOTARY
Adv. Telang C.G.
Dist. Nanded.
R.No. 10350
GOVERNMENT OF INDIA

FORM 'B'
[See rule 3(4)]

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 **M/s SHREE RAMA CONSTRUCTIONS, (Project Name: SHREE RAMA TOWNSHIP)** having its office at Gut no.176, Near Bhagwan Nagar, Taroda (BK.) Nanded – 431605, through its authorized Signatory **Mr. Chetan Omprakash Kothari , partner of the proposed project** / duly authorized by the partner of the proposed project, vide its/his/their authorization dated; do hereby solemnly declare, undertake and state as under:

Kothari

1. That **M/s SHREE RAMA CONSTRUCTIONS** have/has a legal title to the land Plot No. Group Housing RH 1 to RH 44, Gut No.176, Taroda (BK.), Nanded – 431605, on which the development of the proposed project is to be carried out.

   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 the time period within which the project shall be completed by me/promoter is 30/04/2030.

4. That seventy per cent of the amounts realised by me/partner 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

SHREE RAMA CONSTRUCTION

Kothari

PARTNER

M/s SHREE RAMA CONSTRUCTIONS,
A Partnership firm, through its partner
Mr. Chetan O. Kothari.

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 10th day of May, 2024

Deponent

SHREE RAMA CONSTRUCTION

PARTNER

M/s SHREE RAMA CONSTRUCTIONS,
A Partnership firm, through its partner
Mr. Chetan O. Kothari.

10 MAY 2024

"BEFORE ME"

TELANG C.G.
Advocate & Notary
(Appointed by Govt of India)
Dist. Nanded. (M.S.) India

NOTARY
Adv.
Telang C.G.
Dist.Nanded.
R.No.10350
GOVERNMENT OF INDIA