भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY Adv. Mrs. Hemlata B. Deshpande R.No. 5964/2008 Aurangabad & M.S. Exp. Date 27 May 2018 GOVT. OF INDIA

कोषागार औरंगाबाद

15 JUL 2017

सांकेतांक प्रमुख निरीक्षक औ. औरंगाबाद.

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑

RN 116392

अ.क्र. 15727 दि. 27 JUL 2017 किंमत 100/-

कारणाकरिता मनाली & कंपनी No-2 खरेदी

करते हेमंत मकारे

एस.एस. खेत्रे
स्टॅम्प वेंडर हायकोर्ट
मुद्रांक परवाना क्र. 3101073
औरंगाबाद

Noted and Registered
at Serial No. 794
Dt. 30/07/2017

FORM 'B'

Affidavit cum Declaration

NOTARY Adv. Mrs. Hemlata B. Deshpande R.No. 5964/2008 Aurangabad & M.S. Exp. Date 27 May 2018 GOVT. OF INDIA

We, Undersigned promoters of the proposed project of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Manali & Company** has a legal title to the land 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.

Contd....2

Hemlata B. Deshpande Advocate Notary Central Govt. Regd. No. 5964/08 Aurangabad & (M.S.) NOTARIAL

NOTARY
Adv. Mrs.
Hemlata B.
Deshpande
R.No.5964/2008
Aurangabad & M.S.
Exp. Date 27 May 2018
GOVT. OF INDIA

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

3. That the time period within which the project shall be completed by promoter is 3/7/2019.

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

9. That we/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we/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

1)Rajkumar Mahakchand Agrawal

2)Dr.Pundlik Eknath Talele

3) Hemant Madan Malara

4) Shailendra Madan Malara

5) Pratik Rajkumar Agrawal

Contd....3

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at **Aurangabad** on this **25Th day of July 2017**.

Deponent

1)Rajkumar Manakchand Agrawal

2)Dr.Pundlik Eknath Talele

3) Hemant Madan Malara

4) Shailendra Madan Malara

5) Pratik Rajkumar Agrawal

BEFORE ME

30/07/2017

Adv. Mrs. Hemlata B. Deshpande
Notary Central Govt.
Reg. No. 5964 / 2008
68, Bhagya Nagar,
Opp. S. T. Quartors, Aurangabad