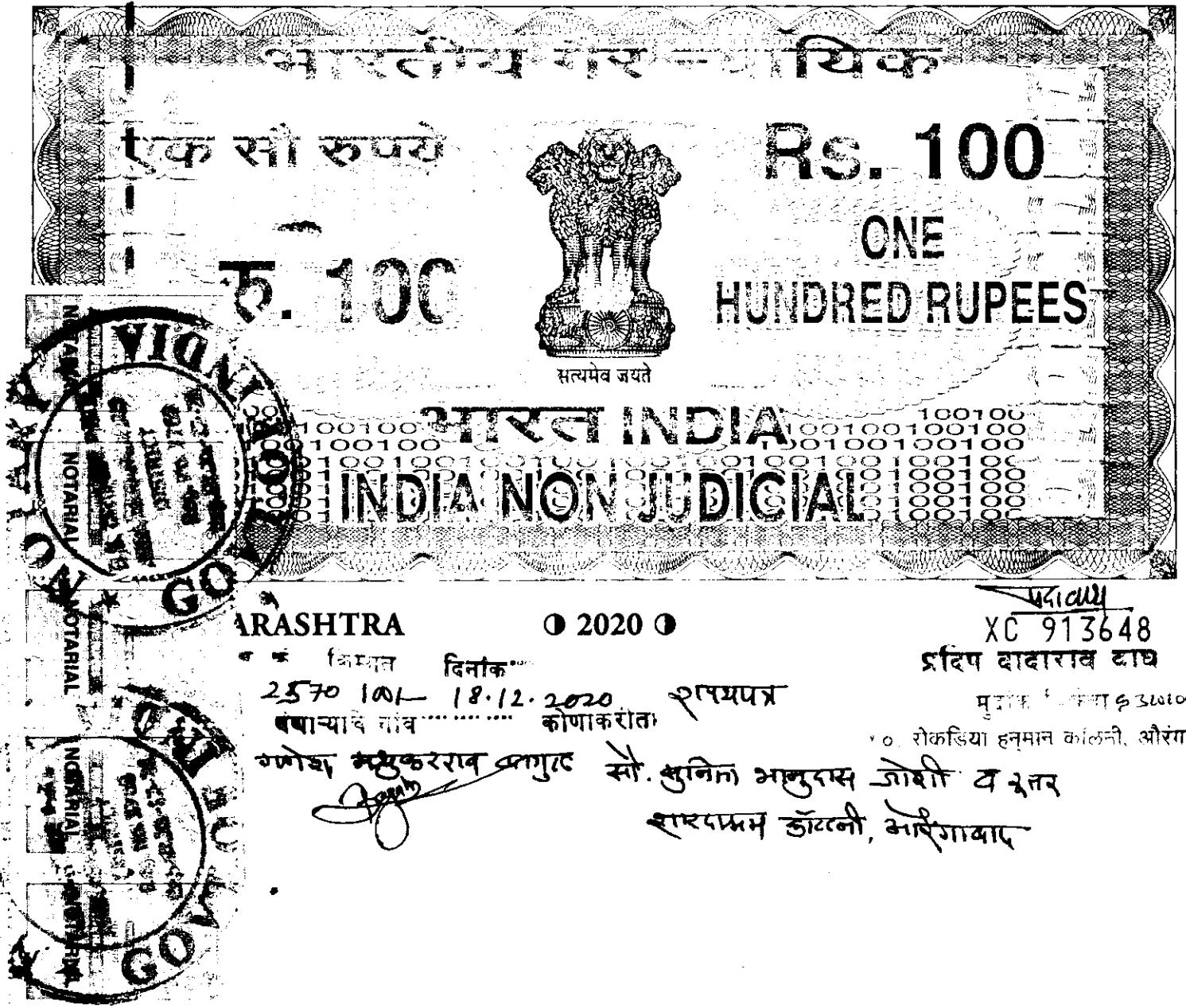




FORM - 'B'
[See rule 3(4)]

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 Joshi Associates through its partner Mr. Ganesh
Madhukarrao Bagul Promoter of the proposed project / duly authorized by the promoter of the proposed
project, vide its/his/their authorization dated Nil;

I, Mr. Ganesh Madhukarrao Bagul partner of M/s. Joshi Associates (DEVELOPER) 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

OR

I, Mr. Ganesh Madhukarrao Bagul partner of M/s. Joshi Associates (DEVELOPER) have/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. (Not Applicable)

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

OR

That, details of encumbrances Nil including 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 is Already Completed

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. [The Real Estate project namely "Bhanudasnagar", situated at Gut No. 339(Part), Waluj Bk, CIDCO WALUJ, MAHANAGAR III, Tq. Gangapur, Dist. Aurangabad. Is plotted development project which is fully completed for providing internal physical infrastructure works like Roads, Water supply lines, Sewer Lines, Open Spaces and Street Lighting Scheme. Completion Certificate obtained from CIDCO Authority 1) Electrical Completion Certificate O. No. CIDCO/EE/ELECT-NT/AUR/2020/545 dated 12-03-2020 2) Internal infrastructure development works completion certificate O No. CIDCO/EE(AUR-I)/2020/41 dated 03-08-2020.] We have not taken booking amount till date.

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. (100 % Project work is completed from own cost by promoters)

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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

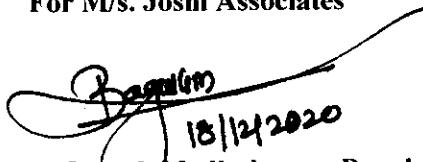
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

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 M/s. Joshi Associates


18/12/2020
Mr. Ganesh Madhukarrao Bagul
Partner

Verification

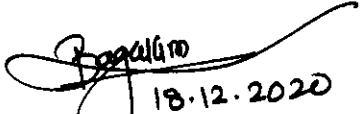
We, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 17th day of December, 2020.



Deponent

For M/s. Joshi Associates


18.12.2020
Mr. Ganesh Madhukarrao Bagul
Partner

AFFIDAVIT

solemnly affirmed before me

by Shri / Smt. Ganesh Madhukarrao Bagul

to Airbad

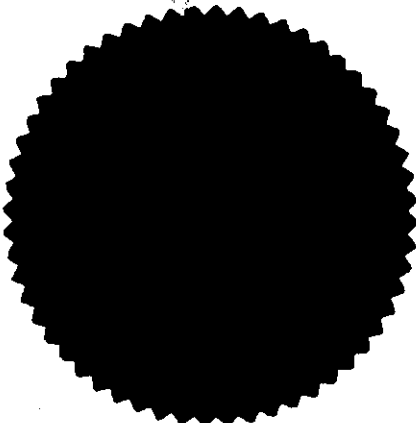
at Airbad Dist. Airbad

being identified by _____
 whom He/ She is personally known to.

IDENTIFIED BY

Shri/Smt.

to/for



BEFORE ME


23-12-2020
Shashkar Shriram Dhonde Patil
B.A.L.L.B., D.L.L. & L.W.
Advocate & Notary Govt. of Ind.
AREA-AURANGABAD DIST
Mob: 9822242637
Reg. No. 3763

23 DEC 2020